



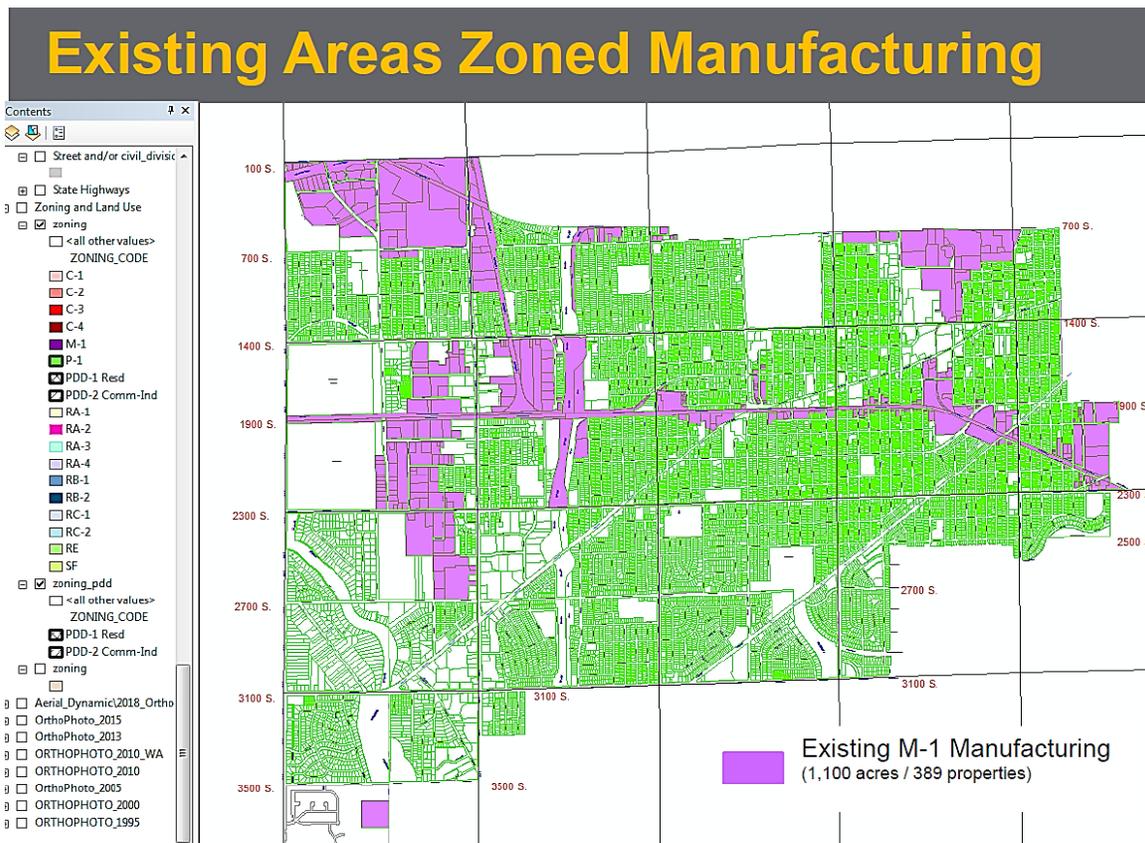
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 2, 2020
6:00 PM
Virtual Meeting

Watch: <https://www.youtube.com/user/westalliscitychannel>

13. Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, Light Industrial to M-2, Heavy Industrial.

Overview & Zoning

In 2019 the City passed a zoning ordinance amendment updating the section 12.45 Manufacturing Districts of the Revised Municipal Code. The update to this section included the addition of a light and heavy industrial district. Prior to 2019, the City operated under only one manufacturing district that allowed uses ranging from light industrial uses like office with warehouse and self-storage to heavy industrial uses like concrete batch plants and forge shops.



To reduce the likelihood of incompatible heavy industrial uses locating in proximity to residential and some commercial districts, the Council passed the zoning ordinance amendment, but mapping of the M-2, Heavy Industrial Districts was another task that is intended with the ordinance before Planning Commission this month.

The link below provides a presentation that was shared with manufacturing property owners at a public informational meeting on 11/19/20. The ordinance that will be presented to Common Council on 12/15/20 will include 138 acres of land and 37 properties. All of the subject properties are currently zoned M-1, light manufacturing.

- Regulations governing zoning of light and a heavy manufacturing districts have been approved by the Common Council.
- This is a mapping exercise to place locations for the M-2, heavy manufacturing district on the zoning map.

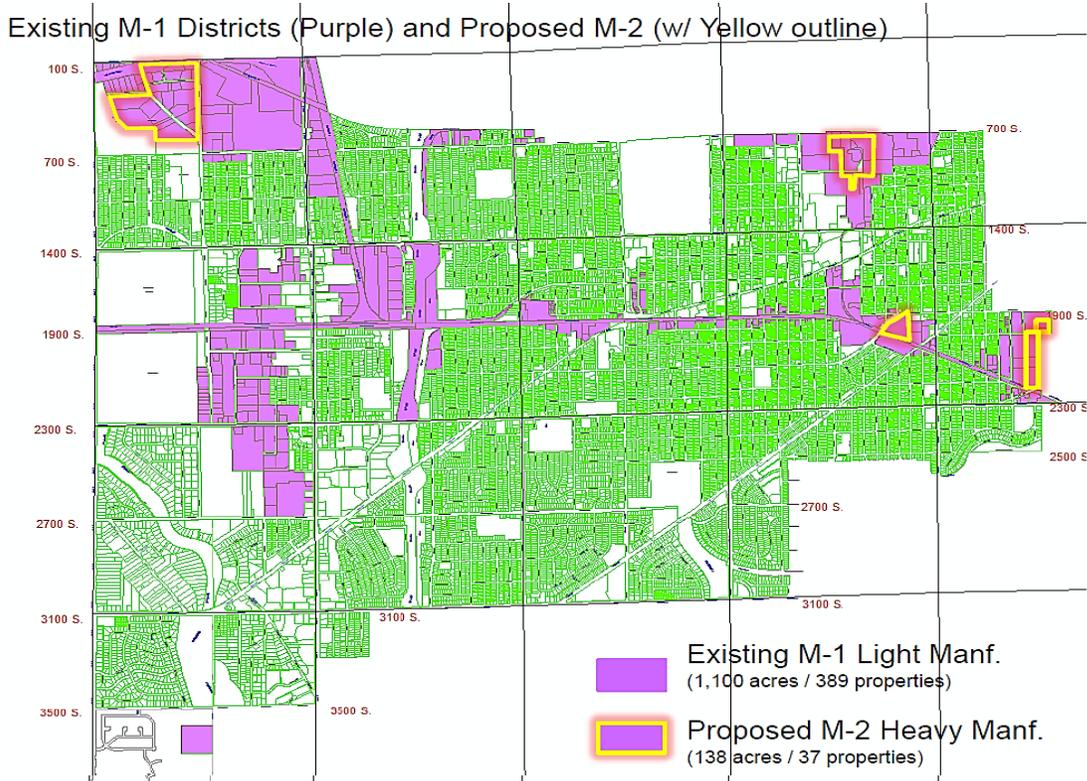
Under the sponsorship of the Safety and Development Committee, Planning Division presents an ordinance to proceed with mapping of M-2, heavy industrial districts.

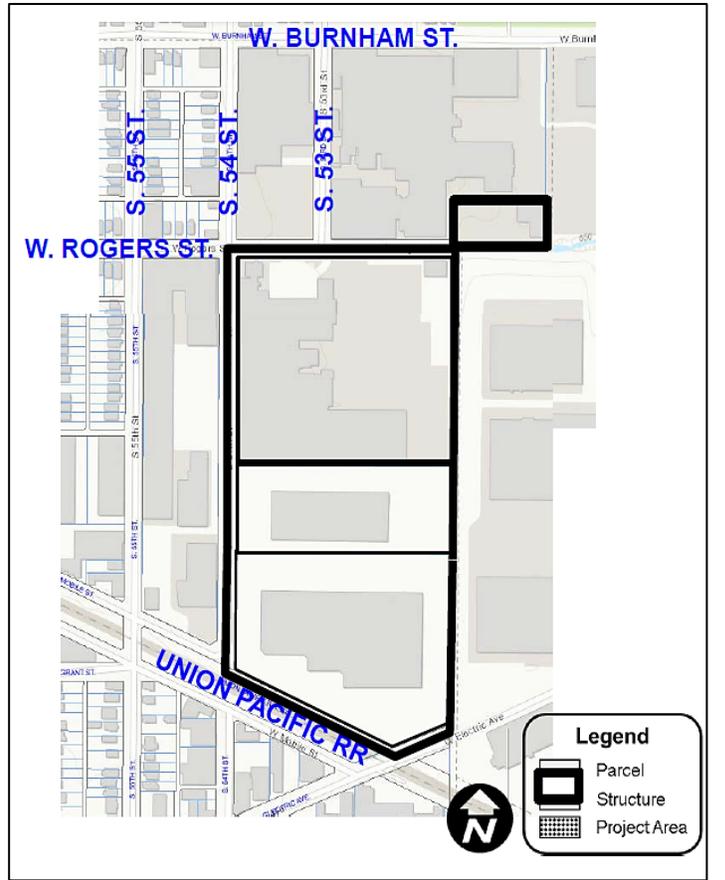
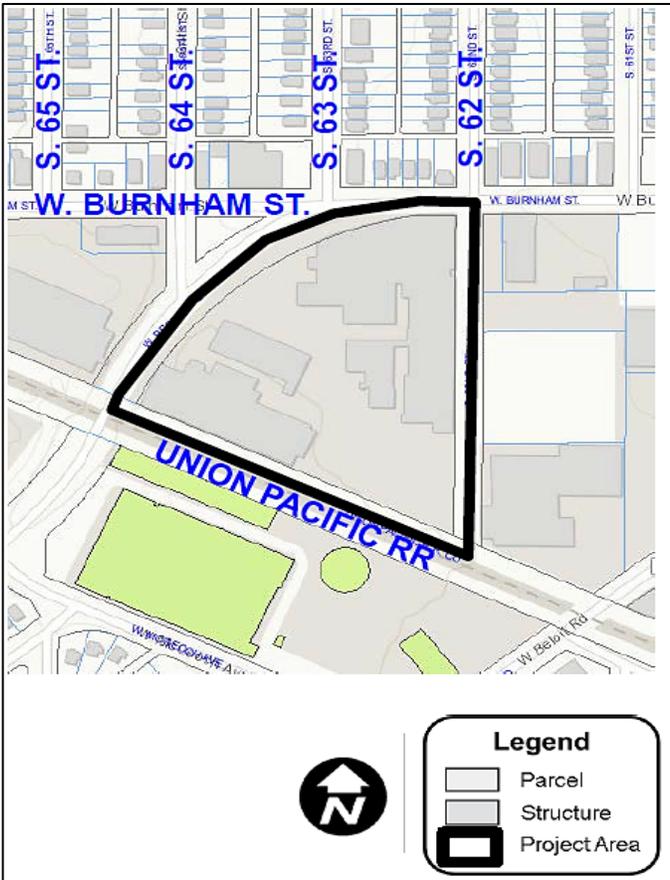
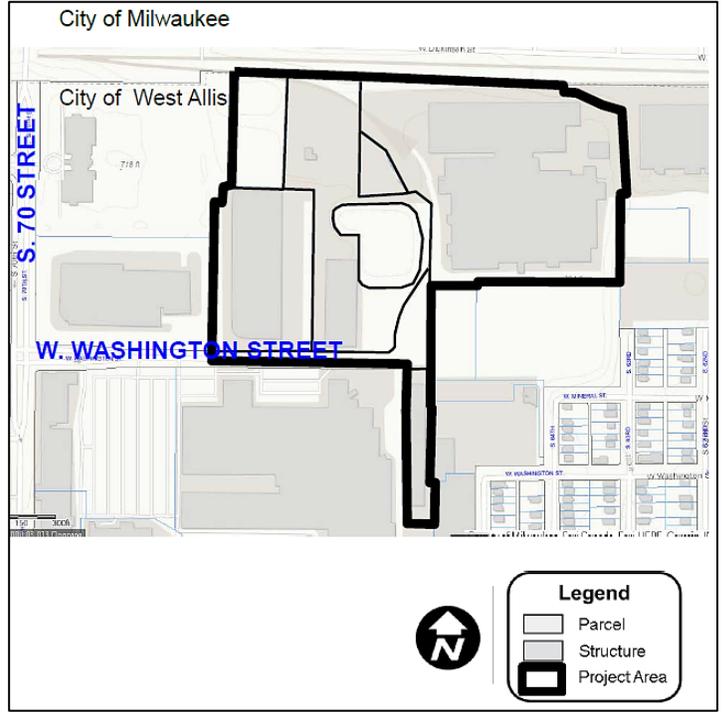
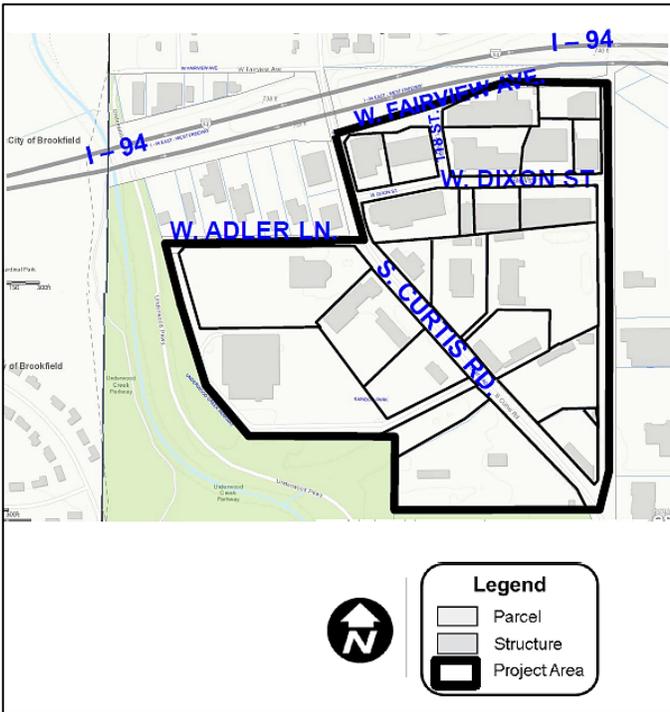
The public process includes the following:

1. 11/19/20 Public informational meeting – invites were sent to over 300 industrial land owners and a virtual public meeting was conducted to provide an overview of the subject in advance of the Plan Commission meeting and Common Council public hearing.
2. 12/2/20 Planning Commission meeting
3. 12/15/20 Common Council public hearing

The 11/19/20 presentation City of West Allis youtube link:

<https://www.youtube.com/watch?v=Ksz9ifzJkJM>





Zoning District (Permitted and Special use) regulations

What is the difference between M-1 zoning and M-2 zoning? To review the purpose of M-1/Light and M-2/Heavy Manufacturing zoning districts, their regulations and uses allowed in each district, please refer to the municipal code link below.

westallis.codeonline.com/12.45 Manufacturing Districts

Conforming vs Non-conforming uses

Sometimes, as part of rezoning efforts, some uses in the study area become non-conforming. To better understand the issue, below is a list of frequently asked questions surrounding nonconforming uses.

What is a Nonconforming Use? A use becomes nonconforming when a new zoning district is applied to a property that does not allow the use that was legally established under the previous zoning district.

Can I still use my property if it is Nonconforming? Or, When I sell my property can I continue to use my property as it currently is?

Yes. Nonconforming uses may continue to operate or be sold as usual as long as:

1. The existing use of land remains the same despite the zoning change (existed prior to the zoning change);
2. The new use of land is the same as the previous use (without lapse);
3. The property is legally occupied within 12 months of vacancy - Lapse occurs when over 12 month period.

Recommendation: Recommend Common Council Ordinance to amend the Official West Allis Zoning Map section 12.05 to rezone certain properties zoned M-1, Light Industrial to M-2, Heavy Industrial.