



City of West Allis

Legislation Text

File #: O-2007-0023, **Version:** 1

Ordinance to amend Section 12.13 of the Revised Municipal Code relative to creating additional restrictions on the development of large retail sites by creating a Big Box Ordinance and to amend Section 12.42 relative to permitting large retail developments as a Special Use in the C-3 Community Commercial District.

Whereas, these regulations will focus primarily on building design/aesthetics, parking layout, pedestrian and traffic flow, and vacancy; and,

Whereas, West Allis has a governmental interest in protecting the safety and aesthetic value of the community.

Now Therefore, The Common Council of the City of West Allis do ordain as follows:

PART I. Section 12.13(3)(c) of the Revised Municipal Code of the City of West Allis is hereby created to read:

12.13 Site landscaping and Architectural Review Procedures.

(3) Application.

(c) Development of Large Retail Site. This section applies to:

1. All parcels or development sites with 50,000 or more square feet of retail development, as defined in the City's Large Retail Development requirements.
2. In addition to the requirements of this subsection, any large retail development shall require a special use permit, and must be approved in the same manner as those uses described in Sec. 12.13.
3. At the time of submission of an application for a large retail development, the applicant must provide to the City a Community Impact Statement as described in the Community Impact Statement section of the City's Large Retail Development requirements.

PART II. Section 12.42(2)(o) of the Revised Municipal Code of the City of West Allis is hereby created to read:

12.42 C-3 Community Commercial District.

(2) Special Uses.

(o) Freestanding buildings and group development in which the combined total of all structures and outdoor sales areas within a development (regardless of diverse lotting, use or tenancy) combine to more than 50,000 square feet.

1. Refer to the City's Large Retail Development Requirements for specific site, landscaping and architectural requirements.

PART III. All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. This ordinance shall take effect and be in force from and after its passage and publication.

cc: Development Department
Planning Division
Building Inspections Department

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