



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24, 2025
6:00 PM

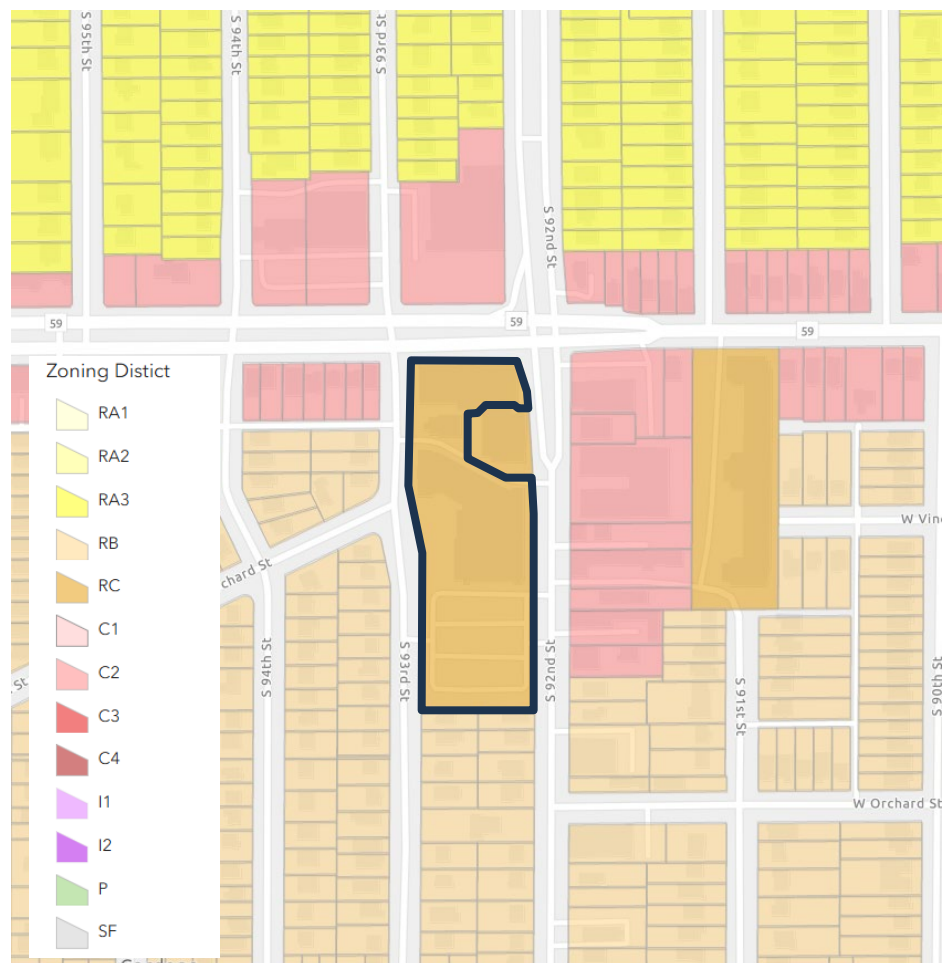
10. Tax incremental District project area 21 (S. 92 & W. Greenfield Ave) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Zoning and Land Use Conformance

Plan Commission's role with this item is to determine if the project is in conformity with the general plan ([Comprehensive Plan](#)) of the City.

- **Zoning Ordinances** - The proposed Plan is in general conformance with the City's current zoning ordinances. The property is zoned [RC, Residential](#) which permits multi-dwelling unit residential as a conditional use. This area was rezoned in 2023 from a combination of commercial and residential split zoning to consolidate zoning into one (RC) zoning district to support the redevelopment initiative and removal of vacant buildings.

No changes to zoning ordinances will be required to implement the Plan.



since 2021 and has become detrimental to the public health and safety of the surrounding area.

In addition to the incremental property value that will be created, the City expects the Project will generate positive secondary impacts in the community such as the redevelopment of a blighted area, creation of market rate multifamily housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project. The City is creating the District under the provisions of Wis. Stat. § 66.1105.

The City anticipates making total expenditures of approximately \$16.43 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated \$14.94 million in "pay as you go" development incentives, \$750,000 in contingent projects (as further detailed in Section 8), and \$745,000 in costs related to the creation and administration of the District over its life.

The City projects that new land and improvements value of approximately \$31.79 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan. Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 26 of its allowable 27 years.



Redevelopment Areas

Area 6: 92nd & Greenfield

This key intersection along Greenfield Avenue has significant potential for redevelopment. The former site of St. Aloysius is primed for redevelopment into multi-family housing. Meanwhile, the intersection's Northwest corner has dated and underutilized retail uses and significant space for redevelopment.

Recommendations:

- Redevelop St. Aloysius site as multi-family housing
- Redevelop CVS and Family Dollar as a transit-oriented, mixed-use development with commercial and high-density residential uses
- Create a protected, mid-block crossing on 92nd Street to connect St. Aloysius redevelopment to businesses on the East side of the street
- Transform Greenfield Avenue into a Complete Street with bus rapid transit stations at 92nd Street



Proposed multifamily housing at former St. Aloysius site

Page 35, 2045 Comprehensive Plan

Recommendation: Approval as determination that the proposed Tax Incremental District project area 21 (S. 92 & W. Greenfield Ave) aligns with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

Tax Increment District #21: Boundary Map

