

## 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 multidwelling 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.



Master (Comprehensive) Plan and Map - The proposed Plan is in general conformance
with the City's Comprehensive Plan identifying the area as appropriate for High Density
Residential development. This land use category is considered a valuable existing land
use in the community. Thus, the high density residential category is included in the 2045
land use plan. High Density Residential is defined as a dense multifamily residential
development.

Multi-unit dwelling (high density residential) is an allowed land use within the high density residential use classification and is consistent with the RC, Residential Zoning District.



 Building Codes and Ordinances - Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures.

The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

Plan Commission approved a Site, Landscaping, and Architectural Design Review on July, 23, 2025.

#### **TID 21 Overview**

Tax Incremental District ("TID") No. 21 (the "District") is a proposed Blighted Area District comprising approximately 5.67 acres located at 1405-1441 S 92nd Street. The district will consist of the former St. Aloysius Catholic Church which will be razed and redeveloped for multifamily residential uses with the construction of 147 new units (the "Project") by F Street Group (the "Developer"). The existing structures were built between 1926 and 1964 and include a school, rectory, convent and gymnasium. The site has been vacant

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

### 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 92<sup>nd</sup> 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 92<sup>nd</sup> Street





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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

