



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Thursday, December 14, 2023
5:00 PM

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

6. Ordinance to rezone the property located at 2211 S. 60th St. from RB to RC (Tax Key No. 475-0558-001)

Overview

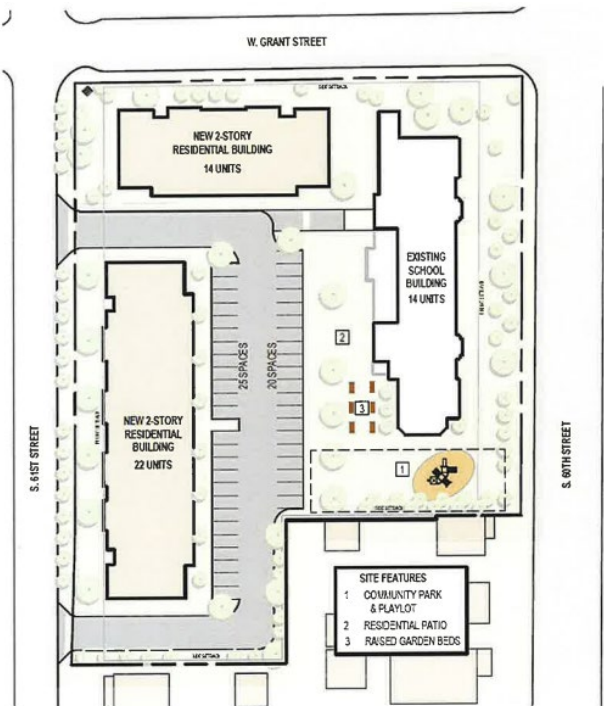
After closing due to consolidation, the West Allis-West Milwaukee School District is seeking to sell their property to a developer to redevelop the former Longfellow School property at 2211 S. 60th St. The School District created an RFP and ultimately selected Housing For All, an experienced real estate development team focused on creating and preserving high-quality affordable rental communities.

Proposal

Housing for All's conceptual proposal includes building 60 units of multi-family residential on the site. Fourteen (14) units would be within the preserved Longfellow school building, which would be preserved and remodeled to accommodate residential dwellings. Thirty-six (36) units would be built adjacent within 2 townhome style buildings on the same property. A play area would be preserved for public use.



The scope of the project includes the developer applying for WHEDA Tax Credits. To qualify for credits, the developer must show that the proposal conforms with zoning and must have a general site plan approval. The developer has conceptual plans, but will also return to the Plan Commission in Q1 of 2024 for more comprehensive site, landscaping and architectural plan design review.



Zoning

2211 S. 60th St. is presently zoned RB and allows 5+ Unit Dwellings as a Conditional Use, but the site does not conform to the RB district building size and location standards per [19.41](#). Specifically, the maximum lot width allowed in RB is 80’.

Upon recommendation by Planning staff, the School District is proposing to rezone the property to [RC residence district](#). The RC district would allow 5+ Unit Dwellings as a Permitted Use and the property would conform to the RC building size and location requirements (which does not have minimum lot width).

Analysis

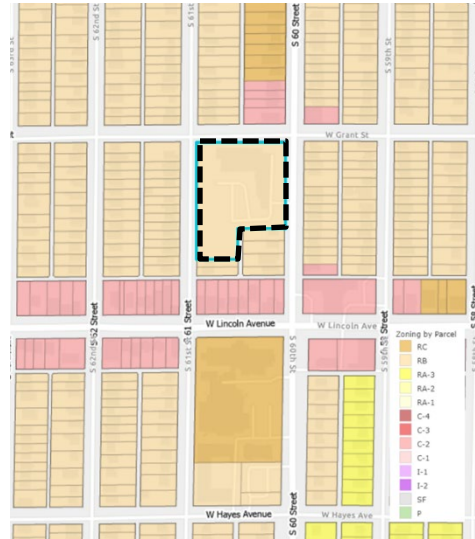
Staff supports the rezoning of this property from RB to RC as a compatible zoning district for the 60th Street corridor in the East Allis neighborhood. Rezoning will allow adaptive reuse to convert and preserve a portion of the former Longfellow school building while introducing new housing options to the remaining balance of the property. While the proposal received has served as a catalyst to consider rezoning, staff notes that rezoning the site to RC is also best to realize residential redevelopment in general for the existing 2.5-acre property. The existing school building is non-conforming as situated on the existing lot per the existing zoning district (RB) standards.

Higher density residential is suitable for the property: the parcel is located on a block between W. Grant St. and W. Lincoln Ave. and S. 60 St. and S. 61 St. adjacent to medium density residential uses and commercial uses.

The Future Land Use Map designates the land as Public and Semi Public. RC zoning would conform to this designation.

Recommendation: Approve the Ordinance to rezone the property located at 2211 S. 60th St. from RB to RC (Tax Key No. 475-0558-001) subject to Common Council approval.

Existing Zoning Map & Subject area of Rezoning RB to RC District



Future Land Use Map

