

Exhibit A

MASTER PLAN AMENDMENT

The following is proposed to be added to the Comprehensive Land Use Plan (1990-2010), Section IX – Proposed Master Land Use Plan, under Commercial (Page 80):

Commercial

Much of the commercial development in the City has traditionally occurred along major transportation routes, however redevelopment efforts are taking place in larger parcels of once predominantly industrial land in the northeast quadrant of the City. A prominent example of this type of redevelopment is the recent West Allis Towne Center on the former Allis-Chalmers site. Four types of commercial land use are recommended for the City of West Allis, including a central business district, highway orientated business activities, community commercial centers and neighborhood convenience centers. These areas have been addressed in greater detail in the previous section on special interest areas. Two other types of land uses recommended for the City of West Allis occurring within commercial land use areas include Mixed Use Neighborhoods and Multiple Family Residential.

Mixed-Use Neighborhoods

A type of development that combines residential, commercial, and/or office uses, within a commercial zoning district, into one development or building. For example, a mixed-use building could have several floors. On the bottom floor, the space could be dedicated to retail or offices. The remaining two or three floors could be for apartments or condominiums.

Many corridors along the City's main streets have been built as mixed-use corridors. In order to maintain the existing mixed-uses and continue upon this development pattern the City feels that it is important to reflect mixed-use neighborhoods within the planned Commercial Land Uses.

Multiple Family Residential

A building that is designed to house more than one family. Examples would be a four-plex, condominiums, or apartment buildings. Many of these areas are located within Commercial Land Use areas and many future land uses, which may be planned for commercial uses, could also develop as multiple family residential.