



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, March 25, 2026  
6:00 PM**

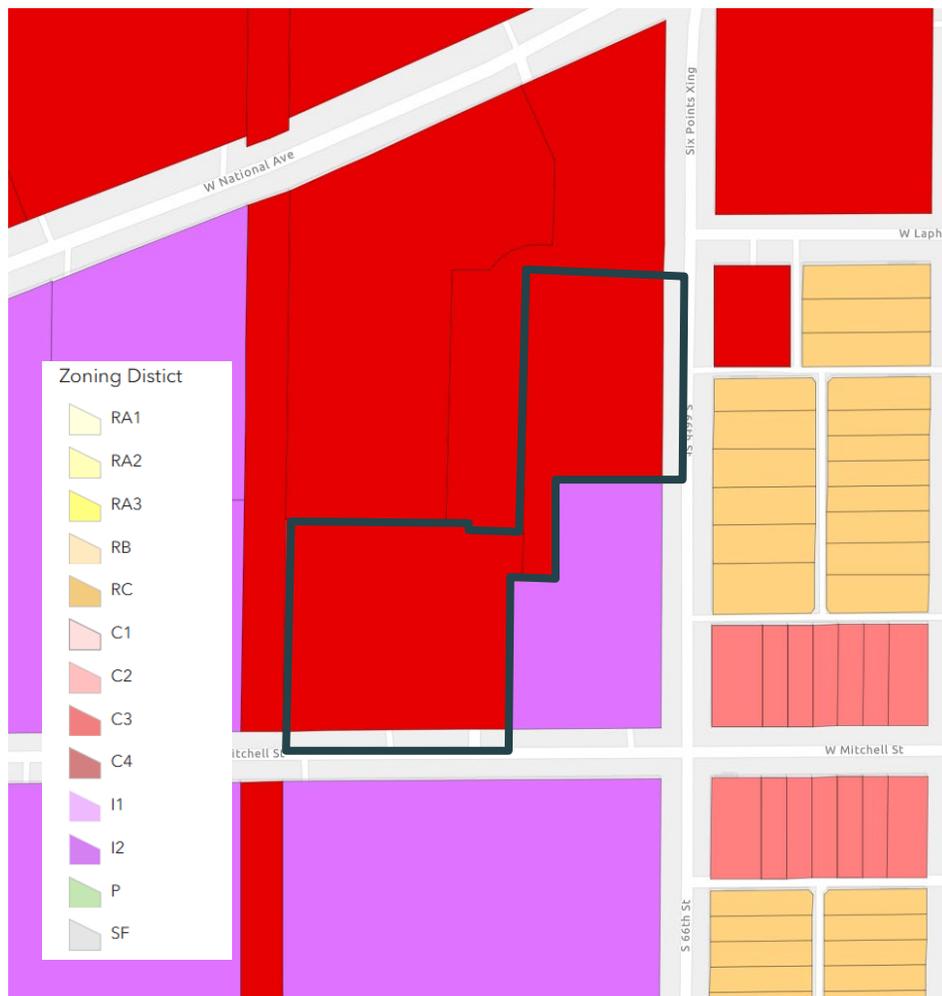
**7. Tax incremental District project area 22 (Sona Lofts Phase II) alignment with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.**

**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 [C-3, Commercial](#) which permits multi-dwelling unit residential as a conditional use.

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. The western parcel (Tax Key No. 454-9006-000) has a future land use of High Density Residential. The eastern parcel (Tax Key No. 454-0655-000) has a future land use of Commercial Mixed. These land use categories are considered valuable land uses in the community. Thus, the high density residential and commercial mixed categories are included in the 2045 land use plan. High Density Residential is defined as a dense multifamily residential development. Commercial mixed is defined as urban, walking-oriented commercial development that may be mixed with residential uses

Multi-unit dwelling (high density residential) is an allowed land use within the high-density residential and commercial mixed land use classifications and is consistent with the C-3 Commercial Zoning District.

City of West Allis  
Tax Increment District #22: Future Land Use



- **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 September 24<sup>th</sup>, 2025.

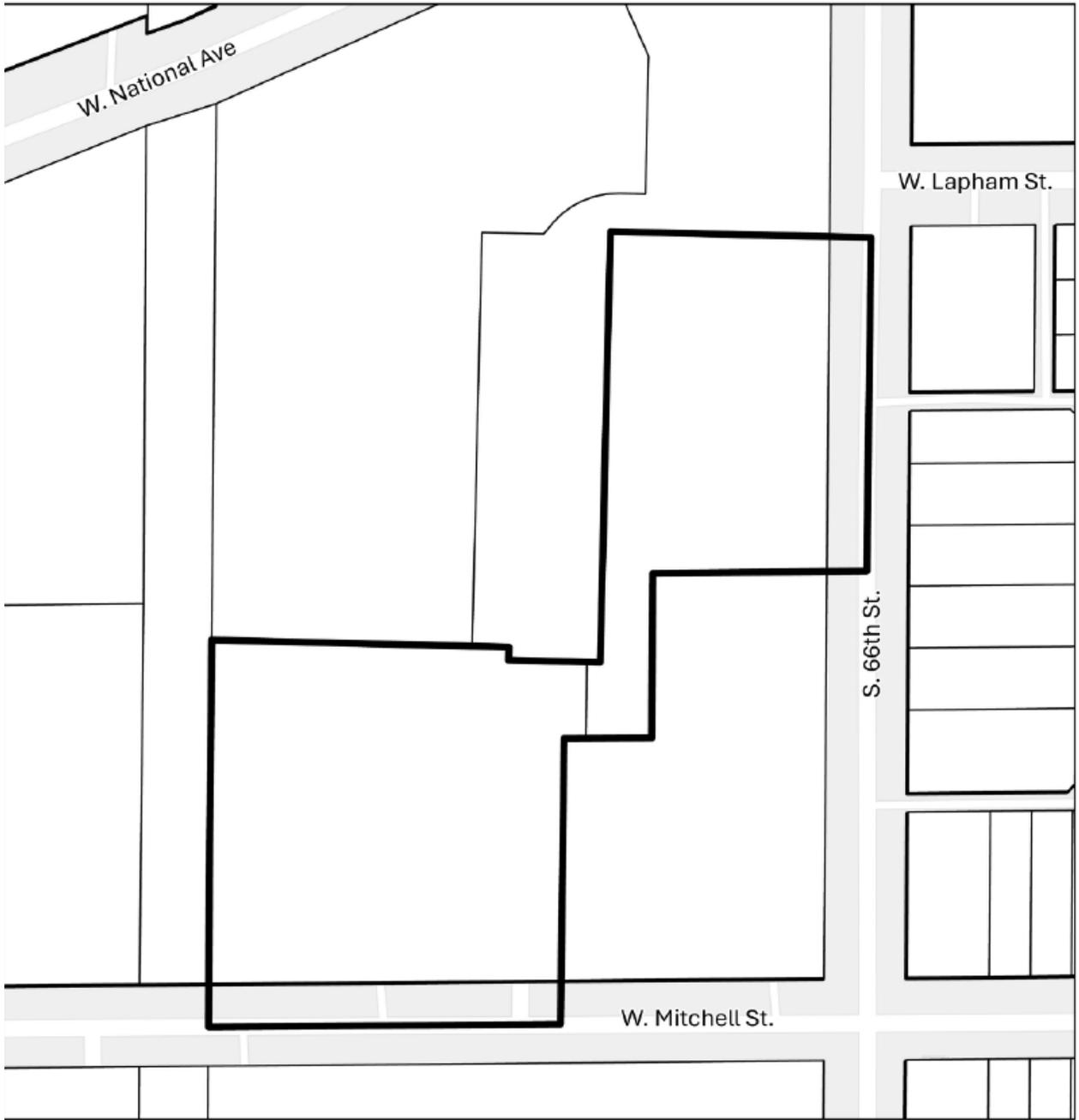
### **TID 22 Overview**

Tax Incremental District ("TID") No. 22 ("District") is a proposed blighted area district comprising approximately 2.84 acres located in the eastern part of the City generally bounded by W Lapham Street to the north, S 66th Street to the east, W Mitchell Street to the south, and the Chicago and North Western Railway railroad tracks to the west. The District will partially overlap the existing TID No. 15 which was originally created to support mixed use redevelopment on former industrial land that had become vacant and obsolete. However, TID No. 15 will reach the end of its allowable life with the 2044 tax collection leaving insufficient time for the newly proposed project to be economically feasible. The City is subsequently requesting creation of a new district that partially overlaps TID No. 15.

The District will be created to pay the costs of development incentives for SoNa Lofts Phase II (the "Project") to be developed by Mandel Group ("Developer"). The City will also consider funding certain public infrastructure improvements within the ½ mile surrounding the District to the extent revenues are available. 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 result in the redevelopment of a blighted area, creation of market rate multi-family housing to meet market demand, and provision of employment and commercial opportunities related to the construction and operation of the Project.

**Recommendation:** Approval as determination that the proposed Tax incremental District project area 22 (Sona Lofts Phase II) aligns with the 2045 Comprehensive Land Use Plan, and Redevelopment vision for the city.

# Tax Increment District #22: Boundary Map



□ TIF District #22

