



Staff Report
West Allis Plan Commission
Wednesday, September 24, 2025
6:00 PM
Room 128 – City Hall – 7525 W. Greenfield Ave.

7. Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).

Overview and Zoning

The owner of 2214 S. 60th St. is proposing to divide his property into two parcels. The new lots will each be 30 ft wide and 120.36 ft deep. Proposed lot 1 has a dwelling and garage located on the property. Proposed Lot 2 is currently vacant despite several landscaping features present. The existing dwelling and garage are located within 3 feet of the northern lot line. As a result, the house and garage are legal nonconforming structures. By law there is a limit as to the extent of construction that can take place on a lot that has a legal nonconforming structure, and building a new house would exceed that limit. Approval of the CSM would create a new lot, causing the property to lose its legal nonconforming status. To remediate this issue, the applicant is applying for an area variance before the board of appeals for the existing house and garage. The CSM for this parcel will proceed forward pending approval by the Plan Commission, Board of Appeals, and finally Common Council.



The property is zoned RB residential district. The use of this district is Intended for traditional neighborhoods with a diverse array of housing types on small lots

Recommendation: Common Council approval of a Certified Survey Map to split the existing parcel at 2214 S. 60th St. into two parcels. (Tax Key No. 474-0383-000).

(Item 1-2 are required to be satisfied prior to Common Council approval.

1. Board of Appeals consideration and approval of the area variance (scheduled Oct 9).
2. Revised Certified Survey Map being submitted to show dimensions on lot 1 setbacks
3. Common Council approval of Certified Survey Map (October 21).

