



Recreation & Community Services Department
2450 S. 68th Street, West Allis, WI 53219
(414)604-4900
www.wawmrec.com
#WeRECommendIt

City of West Allis
Plan Commission
7525 W. Greenfield Ave.
West Allis, WI 53214

August 1, 2023

Dear Plan Commission Members:

The WAWM RCS has been in operation since 1934. As an entity of the school district, our mission is to inspire and empower community members to be active lifelong learners through engaging, equitable and accessible programs, services, and opportunities that serve as a source of pride for our community.

We are excited to submit our plans for the renovation and expansion of the former Lane Intermediate School located at 1300 S. 109th St, which is no longer serving as a school as a part of the school district consolidation plan. On October 18, 2022 a community meeting was held to share the district's plan for the Recreation & Community Services Department to lease Lane and the plans for a phased process of renovations of the existing new section of the building, demolition of the old/original section of the building, and the construction of a new addition to best meet the needs for a recreation and community fitness center on the west side of the city. This meeting and the plans that have been shared have been met with enthusiasm, excitement and support from the community who has chosen to engage with us to date.

Lane was originally constructed in 1921 (the middle/original section) with additions constructed on the south end of the property in 1936, 1949, 1951 and a remodel in 1960. In 2006, under the ownership of Heritage Christian, the north addition was constructed. As a school in its current state, the building is incapable of serving the community in a recreation capacity. Additionally, the cost of the capital improvement plans needed in the oldest two sections, is comparable to the cost for phases 0 and 1 of our proposed project. The remodel and construction of this center will allow our department to better serve the community and significantly expand our program offerings to best meet the needs of the changing and diverse community we serve. The Recreation and Community Services Center will help to contribute to the many reasons why people should and will want to live in West Allis.



The following statement of operation includes a project description, intended use, groups to be served, and building operation plan:

Project Description: The West Allis-West Milwaukee Recreation and Community Services Department is remodeling the existing structure at 1300 S. 109th St. The new center will help to provide additional opportunities for the community that support physical, mental, emotional and social wellness. This project will also help to retain the current gym as it is the second newest gym in the district and the newest gym that supports competitive play/programming.

Intended Use: The intended use of the space in phases 0 & 1 is to provide young families with parent/grandparent & child classes that support physical, social, emotional, and intellectual growth through play based learning, adult fitness classes, youth and adult sports, and a community fitness center. The school district's board of education room for meetings and workshops will also be located at the center. There will be a couple multi-purpose rooms that can host staff training, meetings, and youth & adult enrichment classes. Future consideration is being given to the construction of a warm water pool and lap walking pool along with an indoor turf training facility. Those spaces are budget dependent over the next three to four years and will allow for additional ways and programs to better serve the overall health and wellness of community members.

Groups Served: Similar to the Recreation & Community Services Center located at 2450 S. 68th St., the center will be used to serve the community. WAWM RCS employees, program participants, the board of education and general community members will have access to the center. We also anticipate being able to serve a greater number of district employees through the fitness center as well as additional community members.

Building Operations:

Capacity = The number of persons on site will continually vary based on the building schedule. The intention of the gym is to host programs and activities that can be better accommodated in the center vs. school buildings. Occasional large group events may take place in the gym similar in size to the previous school functions held there (basketball and volleyball games, wrestling meets, school dances, school concerts, school plays, etc.). School board meetings will take place weekly with room capacity anticipated at 70 or less. All other program spaces are designed for classes which typically do not have more than 25-30 participants.

Hours of Operation = The anticipated hours of operation are Monday - Friday, 6:00am-9:00pm and Saturday-Sunday, 6:00am-6:00pm.

Personnel = Approximately five full time staff will work out of this new center along with part time staff depending on the programming scheduled.

Anticipated Budget:

Phase 0 & 1

If you have any questions or seek additional information, please feel free to contact Shelly Strasser, Director of Recreation and Community Services, directly at (414) 604-4937 or stram@wawmsd.org.



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 23, 2023
6:00 PM**

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

5. Discussion item - Ordinance to Amend Section 19.01 of the West Allis Revised Municipal Code, relative to rezoning the former Lane Intermediate School at 1300 S. 109th St. from RA-3 to C-3 commercial district (Tax Key No. 445-0715-002).

Overview and Zoning

The West Allis-West Milwaukee School District (WAWM) is planning to remodel the former Lane Intermediate as a Community Recreation Center. The property is zoned RA-3.

The RA-3 district allows for residential, schools, daycares, and religious institutions, but it doesn't more specifically allow "recreation" or "indoor recreation" which is broadly

[defined](#) in the municipal code as *the use of a lot for conducting live sports, activities, or games of skill for the entertainment of participants entirely within a building.*



WAWM sought sponsorship and Ald. Haass offered his support to consider an amendment to the zoning (either a text or map change) to allow an indoor recreation use at this site. This item will be considered for discussion purposes only at the August Plan Commission meeting and the September 5th Council meeting. WAWM will provide an overview of their project scope and Planning will share some basic zoning options. No action will be required on either of these dates, but we welcome feedback that will be used to develop a formal zoning recommendation.

Proposal Summary

WAWM would like to demolish the older (south) portion of the existing school to make way for a phased new building addition (pools & turf training), while renovating the newer (north) portion that includes the gymnasium. A portion of the existing property (1.18 acres) would be undeveloped and could be split via CSM for future development. Please refer to the attached summary received from the Rec Department.

Options

The basic zoning options for consideration include:

1. Rezone property to C-3 commercial – would permit indoor recreational use as a conditional use per [sec. 19.32](#) of the zoning code
2. Amend the ordinance language, to allow recreation as a conditional use within the RA-3 zoning district.
3. Maintain existing RA-3 residential zoning (prohibit WAWM's plan to develop a recreation facility).

Plan Commission

August 23, 2023



Zoning Discussion – Lane School, WAWM Rec Dept.



EXISTING SITE



S. 108 St.

W. Washington St.



WAWM PARCEL BOUNDARY

S. 109 St.

MASTER PLAN SITE



S. 108 St.

W. Washington St.



BUILDING TO REMAIN

1.18 ac

**23,300 SF TOTAL ADDITIONS:
9,400 SF IN PHASE 01
13,900 SF IN PHASE 02**

WAWM PARCEL BOUNDARY

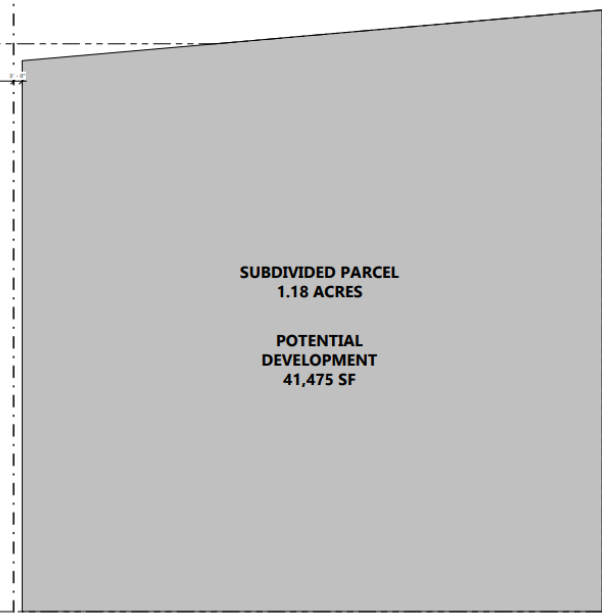
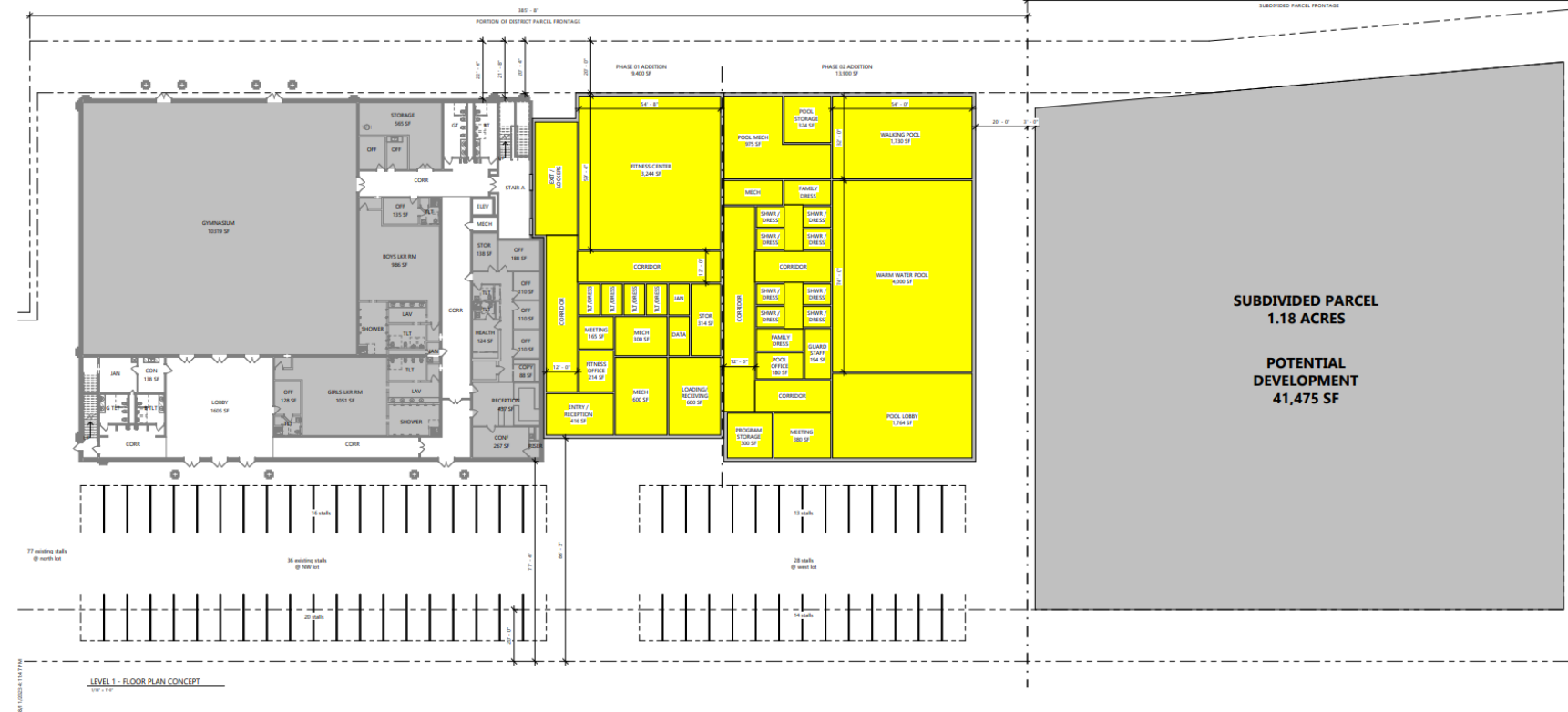
S. 109 St.

Lane Intermediate School - Google Maps



Floor Plans

- Demo Existing School south of Gym
- Renovations
 - Gymnasium
 - Multi-purpose rooms
 - Offices & rec classrooms
- Phased Additions south of Gym
 - Fitness center
 - Walking and warm water pools



WA/WM School District request for rezoning of Lane School at 1300 S. 109th Street.



LEVEL 1 - FLOOR PLAN CONCEPT

PROJECT

WAWM
REC DEPT - LANE
MASTER PLAN

1300 S 109th St
West Allis, WI
53214

ISSUE

REV. DATE DESCRIPTION

**SUBDIVIDED PARCEL
1.18 ACRES**

**POTENTIAL
DEVELOPMENT
41,475 SF**

**PROGRESS
DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date

2023-08-11

Project No.

23.019

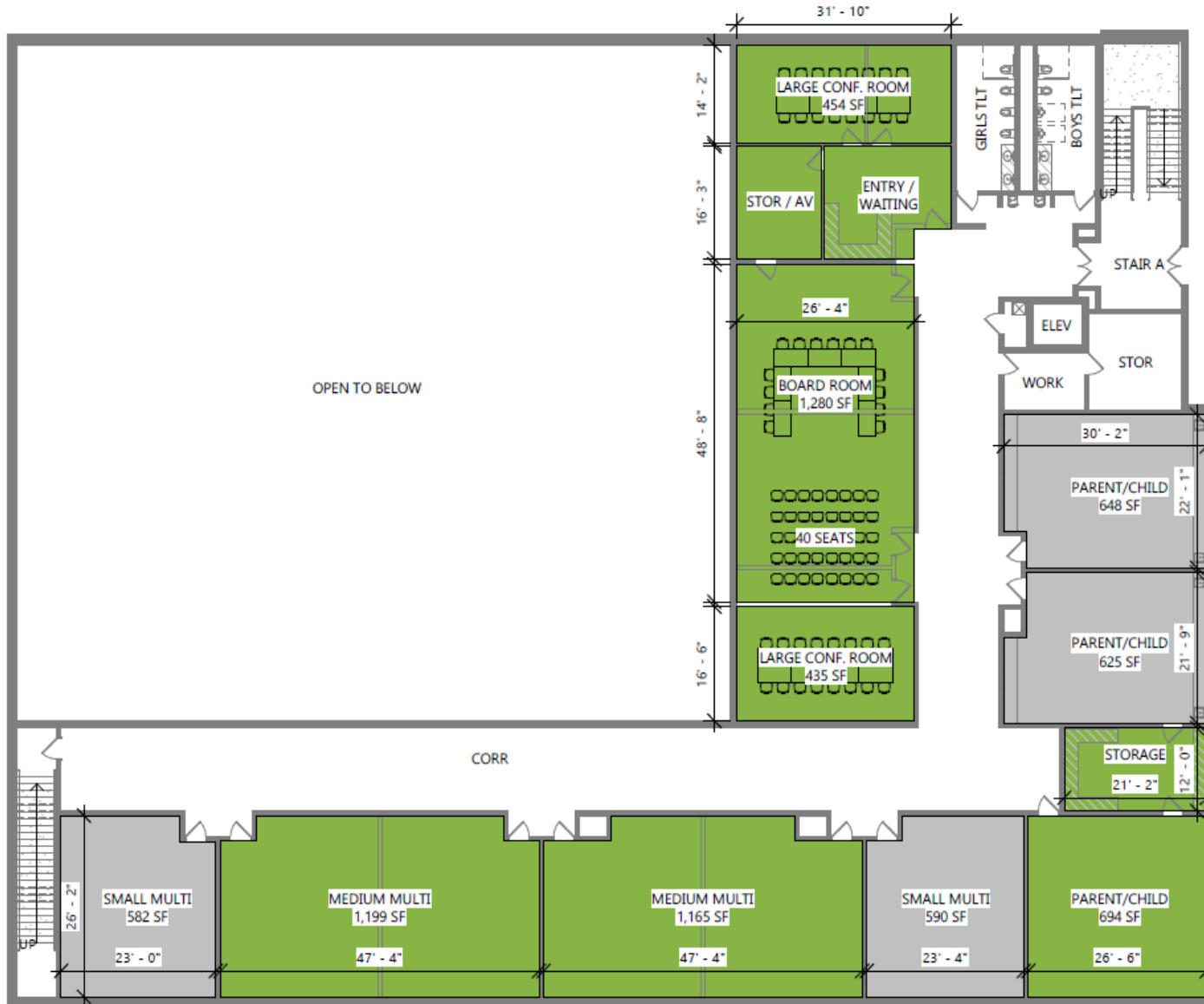
SHEET TITLE

FLOOR PLANS

X101



WA/WM School District request for rezoning of Lane School at 1300 S. 109th Street.



PARKING COUNTS / CALCULATION:
 62,680 TOTAL GROSS SQUARE FEET (EXISTING BLDG TO REMAIN AND ADDITIONS)
 2,890 TOTAL SQUARE FEET STORAGE (EXISTING BLDG TO REMAIN AND ADDITIONS)

59,790 SQUARE FEET CONSIDERED FOR PARKING CALCULATION
 3 PARKING STALLS PER 1,000 SQUARE FEET OF FLOOR AREA

140 PARKING TOTAL STALLS PROVIDED (EXISTING SITE AND PROPOSED)

ZONING CONSIDERATION:
 CURRENT PARCEL ZONING - RA-3
 PROPOSED PARCEL TO REMAIN ZONING - C-3

COLOR KEY:
 GRAY SHADING - EXISTING SPACE
 GREEN SHADING - PROPOSED LEVEL 2 RENOVATION
 YELLOW SHADING - PROPOSED BUILDING ADDITION

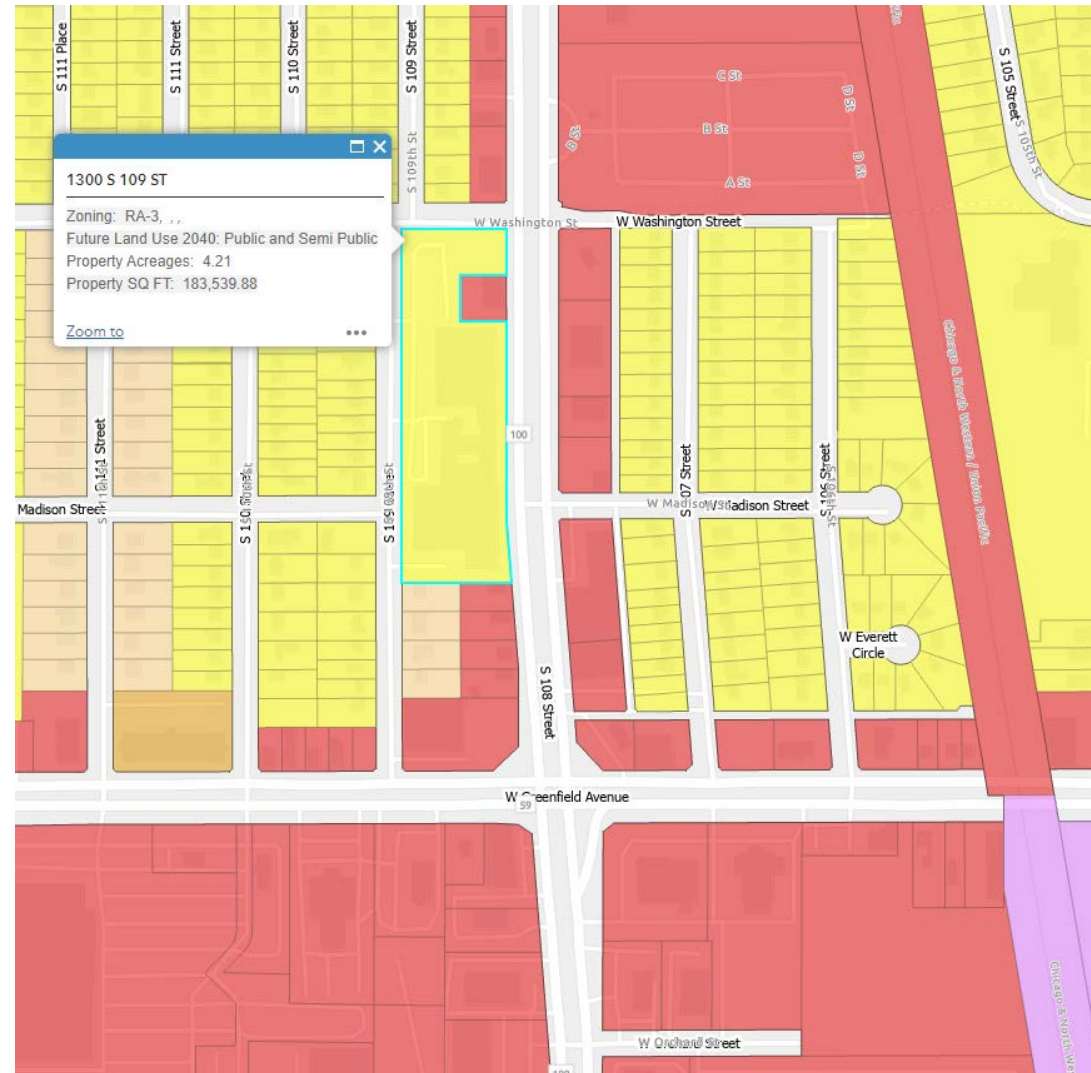
Zoning Ordinance Consideration, 1300 S. 109 St.

- Existing Property is zoned RA-3 (allows schools)
- Recreation (indoor) a conditional uses in C-3 commercial zoning district
- Hwy 100 Corridor Plan – Could rezoning serve as a catalyst for future corridor growth?



Zoning

- 3 Options
 - 1. Rezone property to C-3
 - 2. Amend ordinance language
 - 3. No action



Option 2: Amend ordinance language

- Allow Recreation (Indoor) as a Conditional Use within RA-3
 - And other residential districts
 - Can put restriction that allows for public institutions only

Parks & Recreation	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Public Park	C	C	C	C	C	C	C	C	C	C	C	P	
Instruction/Training (30 or fewer persons at one time)						P	P	P	P	P	P		
Instruction/Training (31 or more persons at one time)						C	C	C	C	C	C		
Recreation (indoor)						C	C	C	C	P	P	P	
Recreation										C	P	P	
Sport Shooting Range									P	P	P		



Option 3: No action

- Would prevent the WAWM Recreation Department's plans to redevelop site as a rec center

