



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, September 27, 2023**  
**6:00 PM**

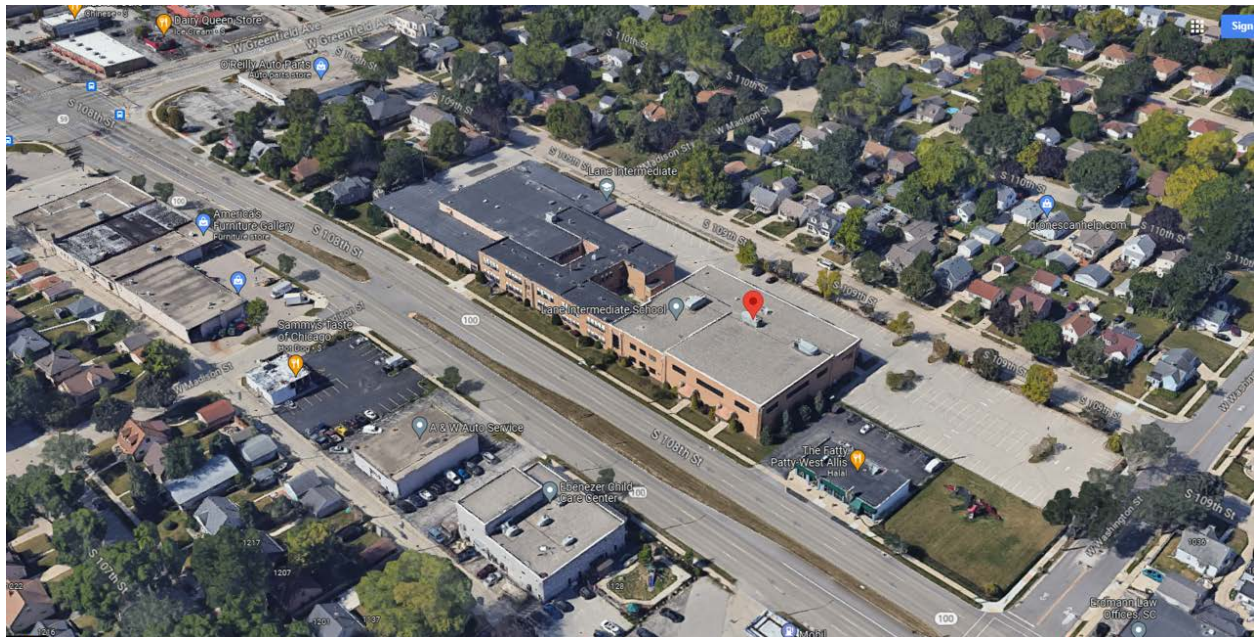
Watch: <https://www.youtube.com/user/westalliscitychannel>

2. 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 premise as a Community Recreation Center. The 4.2 acre property is zoned RA-3, and the Future Land Use Classification is Public Semi-Public.

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 has sought sponsorship, and Ald. Haass has offered his support to consider an amendment to the city zoning map ([sec 19.01RMC](#)). A zoning change to C-3 is up for consideration. If passed, the

zoning map change would provide a means toward the WAWM Rec's plan to renovate the property for an indoor recreation use. A conditional use and site, landscaping and architectural plans would then follow. The item before Plan Commission is just zoning consideration at this point. Plan Commissions recommendation will be shared with Common Council who may consider at a public hearing.

This item was on last month's Plan Commission agenda for discussion purposes and followed by a discussion before the September 5 Common Council/Economic Development Committee. WAWM Rec Department provided an overview of their project scope and Planning share zoning options. The Economic Development Committee was supportive of the option to amend the zoning map and advised the school district to take next steps toward developing plans and encouraged to consider a taxable redevelopment option for the unutilized portion of the site.

### **Proposal Summary**

As part of the proposed scope of work WAWM would demolish the older (south) portion of the existing school buildings 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.

### **Zoning Options**

The basic zoning options that were shared with Plan Commission and Common Council included:

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).

The Highway 100 Corridor Plan established some basic goals of increasing the mix and diversity of uses along Hwy 100, increasing mobility, creating walkable destinations, help establish a brand identity for the corridor, promote desired development patterns. Staff recommends rezoning the property to C-3, Commercial. The existing low density residential zoning of the property doesn't promote the full potential for the subject property. The uses allowed within RA-3 zoning district are constrained to low density residential and certain institutional uses. The zoning adjacent to the intersection of Hwy 100 and W. Greenfield Ave. is commercial to the south and east. To help realize the goals of the Highway 100 Corridor plan, it's staff's opinion, that the WAWM Rec Departments request to rezone the property from RA-3 to Commercial is a possible beginning toward advancing the goals of the Hwy 100 Corridor.

Plan Commission's recommendation will be shared with Common Council who will consider the rezoning at a future Common Council public hearing date (anticipated Oct 17).

### Zoning Ordinance Consideration, 1300 S. 109 St.

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



**GREENFIELD & HWY 100**

The Greenfield & Hwy 100 development is proposed for the southwest corner of the Greenfield Ave. and Hwy 100 intersection, inclusive of the vacant Pick'n Save. Development initiatives at this intersection will activate the western border of the Corridor as well as continue the flow of commercial energy experienced north in Wauwatosa and demonstrated within the Study Area south of this site.



Instruction/Training (31 or more persons at one time)

Recreation (indoor)

Recreation

1. Diversify the mix of uses
2. Focus on increasing mobility, not traffic flow
3. Create walkable destinations
4. Give Highway 100 a distinct brand and identity
5. Promote desired development patterns

	A	A	A	A	A	A	
C	C	C	C	C	P	P	
	C	C	C	C	C	C	
	C	C	C	C	P	P	C
	C	C	C	C	C	C	C
C-1	C-2	C-3	C-4	I-1	I-2	P	SF
C	C	C	C	C	C	C	P
P	P	P	P	P	P	P	
C	C	C	C	C	C	C	
C	C	C	C	P	P	P	



**Recommendation:** Common Council approval of 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).



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](mailto:stram@wawmsd.org).

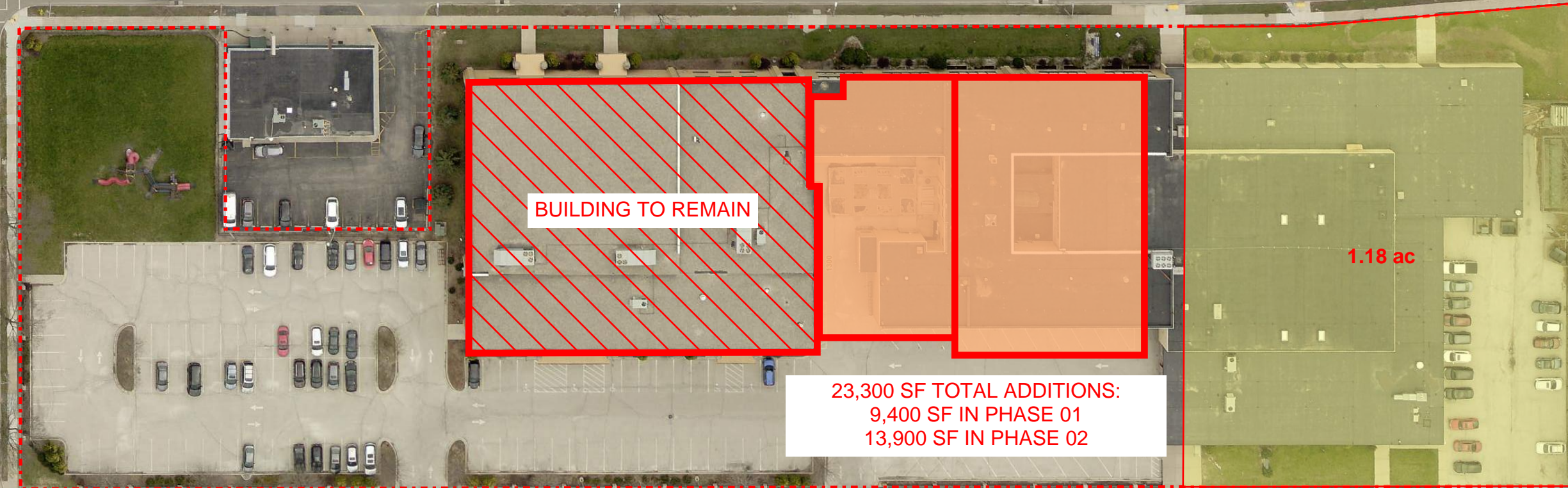
EXISTING SITE



WEST ALLIS-WEST MILWAUKEE SCHOOL DISTRICT  
RECREATION DEPARTMENT - LANE PROJECT - MASTER PLAN  
1300 S 109TH STREET, WEST ALLIS, WISCONSIN  
2023-08-11



MASTER PLAN SITE



WAWM PARCEL BOUNDARY

BUILDING TO REMAIN

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

1.18 ac

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WEST ALLIS-WEST MILWAUKEE SCHOOL DISTRICT  
RECREATION DEPARTMENT - LANE PROJECT - MASTER PLAN  
1300 S 109TH STREET, WEST ALLIS, WISCONSIN  
2023-08-11





**GROTH**  
Design  
Group

N58 W6181 COLUMBIA RD.  
P.O. BOX 332  
CEDARBURG, WISCONSIN 53012  
PH. (262) 377-8001  
FX. (262) 377-8003



**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

180 PARKING STALLS REQUIRED

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

LEVEL 2 - FLOOR PLAN - CONCEPT  
1/8" = 1'-0"



**SUBDIVIDED PARCEL  
1.18 ACRES**

**POTENTIAL  
DEVELOPMENT  
41,475 SF**

PROJECT

**WAWM  
REC DEPT - LANE  
MASTER PLAN**

**1300 S 109th St  
West Allis, WI  
53214**

ISSUE

NO. REV. DATE DESCRIPTION

**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**

PRELIMINARY CONCEPT