



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 22, 2022
6:00 PM
City Hall – Room 128

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

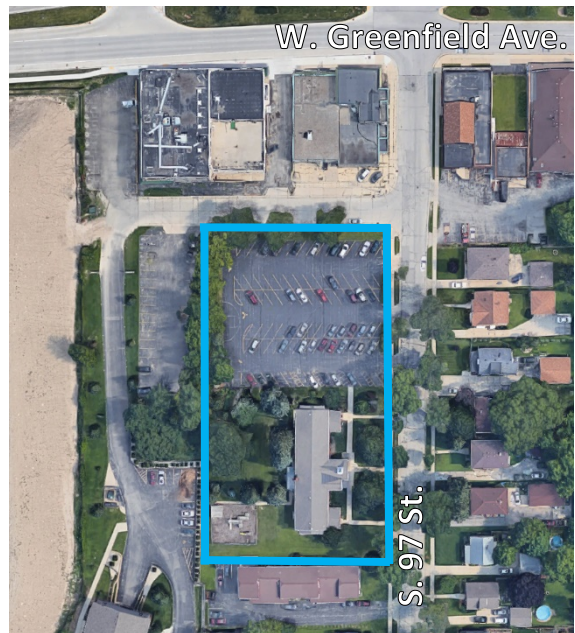
5. **Ordinance to amend section 19.01, the Official West Allis Zoning Map, for property located at 1455 S. 97 St. (Tax key no. 450-9968-003)**

Overview and Zoning

1455 S. 97 St. is zoned RB. This property has historically been owned by, and the home of, Greenfield Avenue Presbyterian Church.

The Church plans to sell the building to Maplegrove Treatment Center, currently a tenant. Maplegrove Treatment Center is a licensed for-profit business that provides services for those with Autism Spectrum Disorders and related diagnoses. Maplegrove's 15 staff members provide a variety of services for its approximately 60 participants, including practicing daily skills, providing employment, college, and independent living support services, and counseling/therapy.

[Maplegrove Treatment Center](#), is licensed by the State of WI as a mental health outpatient clinic and provides instruction/training use (for 15 or fewer persons at one time). The use is not allowed as a Principal Use in RB.



Proposed Rezoning

Maplegrove Treatment Center is proposing to rezone the property from RB to C-2.

The 2040 Comprehensive Plan Future Land Use Map identifies this property as for Public and Semi Public Use. Most zoning districts, including C-2, allow for Public and Semi Public uses.

Ald. Danna Kuehn and Ald. Grisham are co-sponsoring this rezoning request.

Staff Assessment

Planning & Zoning staff supports the request for rezoning from RB to C-2. The rezoning conforms with the Future Land Use Map. It also is logical, as the property neighbors a significant C-2 corridor along W. Greenfield Ave. This property has historically functioned as a quasi-commercial space. Staff considers the rezoning appropriate for the neighborhood.

The property would become taxable with the ownership change. Staff has requested that an occupancy permit be applied for as part of the process.

Recommendation: Recommend Common Council approval of the Ordinance to amend section 19.01, the Official West Allis Zoning Map, for property located at 1455 S. 97 St. (Tax key no. 450-9968-003). Public hearing being scheduled for July 12, 2022.

