



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 civic 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).