



**Staff Report**  
**West Allis Plan Commission**  
**Wednesday, December 11, 2024**  
**6:00 PM**  
**Room 128 – City Hall – 7525 W. Greenfield Ave.**

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

**6. Certified Survey Map to split an existing parcel at 6021 W. Lincoln Ave. and 2307-53 S. 60 St. into two parcels. (Tax Key No. 490-0001-001).**

**Overview and Zoning**

The Church St Rita Congregation (St. Barnabas) is proposing to divide their property into two parcels, in preparation to [sell](#) the school building portion of the property to a charter school.



Lot 1 will maintain a 113 ft. lot line along S. 61<sup>st</sup> St. and a 163 ft. lot line along S. 60<sup>th</sup> St. This parcel will total 44,569 sq. ft. (about an acre) and will maintain one existing building and garage. According to their application, the property owner has entered a Purchase and Sale contract and has agreed to sell the school building (Lot 1), contingent upon legally separating the land from the church. The building will remain institutional in use upon purchase and occupancy.

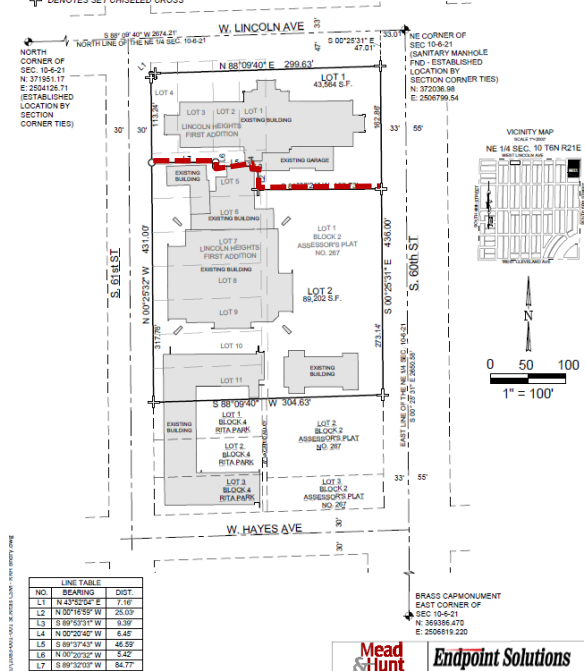
Lot 2 will maintain a 468 ft lot line along S. 61<sup>st</sup> St, and a 436 ft lot line along S. 60<sup>th</sup> St. This parcel will total 89,183 sq. ft. In addition to the church building, a smaller building is also located on Lot 2. Lastly, a portion of a building will be located on Lot 2, with the remaining portion occupying a parcel along Hayes St. Discussions with the applicant noted that this

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267, PART OF LOTS 1-4, ALL OF LOTS 5-11 AND VACATED ALLEY, ALL IN BLOCK 1, FIRST ADDITION TO LINCOLN HEIGHTS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

PREPARED FOR: CHURCH ST. RITA CONG 6021 W. LINCOLN AVE WEST ALLIS, WI 53203  
 PREPARED BY: RICK R. HILLMANN MEAD & HUNT 10700 RESEARCH DR. SUITE 155 WAUWATOSA, WI

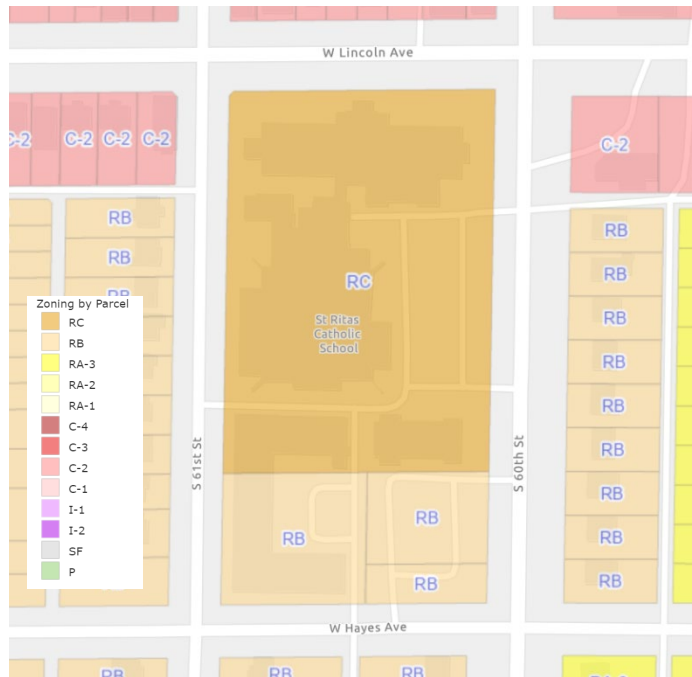
NOTE:  
 ○ DENOTES 1" X 18" IRON PIPE 1.13 LBS. PER LINEAL FOOT SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.  
 ⊕ DENOTES SET CHISELED CROSS



split is intentional. It is the desire of the property owner to amend the south property line of Lot 2 at a future date.

The purpose of Common Council review with this CSM is to consider the division of this lot in conformance with the zoning ordinance and comprehensive plan and share these recommendations with the Plan Commission per the conditions noted below in the staff recommendation.

The property is zoned RC residential district and there are no minimum setbacks. The use of this district is intended dense, multi-unit housing development in areas throughout the city, but also allowed within this zoning district are schools (as a conditional use). The proposed institutional use intended for a new school occupying the building on Lot 1 would require a Conditional Use application prior to occupancy. The applicant and buyer are aware of the conditional use requirement in advance of opening a school. Any other proposed institutional uses (such as the potential use proposed for the parcel adjacent to Lot 2 along Hayes Ave.) will also be subject to Conditional Use regulations.



Civic & Institutional	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Adult Day Care Center	C	C	C	C	C		P	P	P	P	P	C	
Child Care Center (8 or fewer children)	C	C	C	C	C		P	P	P	P	P	P	
Civic Institution					C	C	C	C	C	C	C		
Event Space or Theater (less than 5,000 sq. ft.)					C	P	P	P	P	P	P		
Event Space or Theater (5,000 or more sq. ft.)						C	C	C	C	P	P		
Funeral Establishment							C	C	C	C	C		
Group Child Care Center	C	C	C	C	C		C	C	C	C	C	C	
Religious Institution	C	C	C	C	C		C	C	C	P	P	C	
School	C	C	C	C	C		C	C	C	C	C	C	

**Recommendation:** Common Council approval of Certified Survey Map to split an existing parcel at 6021 W. Lincoln Ave. and 2307-53 S. 60 St. into two parcels. (Tax Key No. 490-0001-001). subject to Common Council approval of Certified Survey Map.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

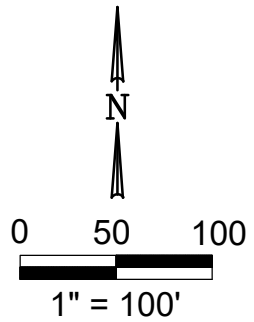
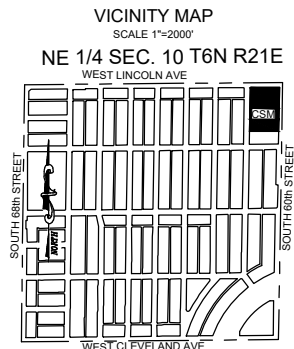
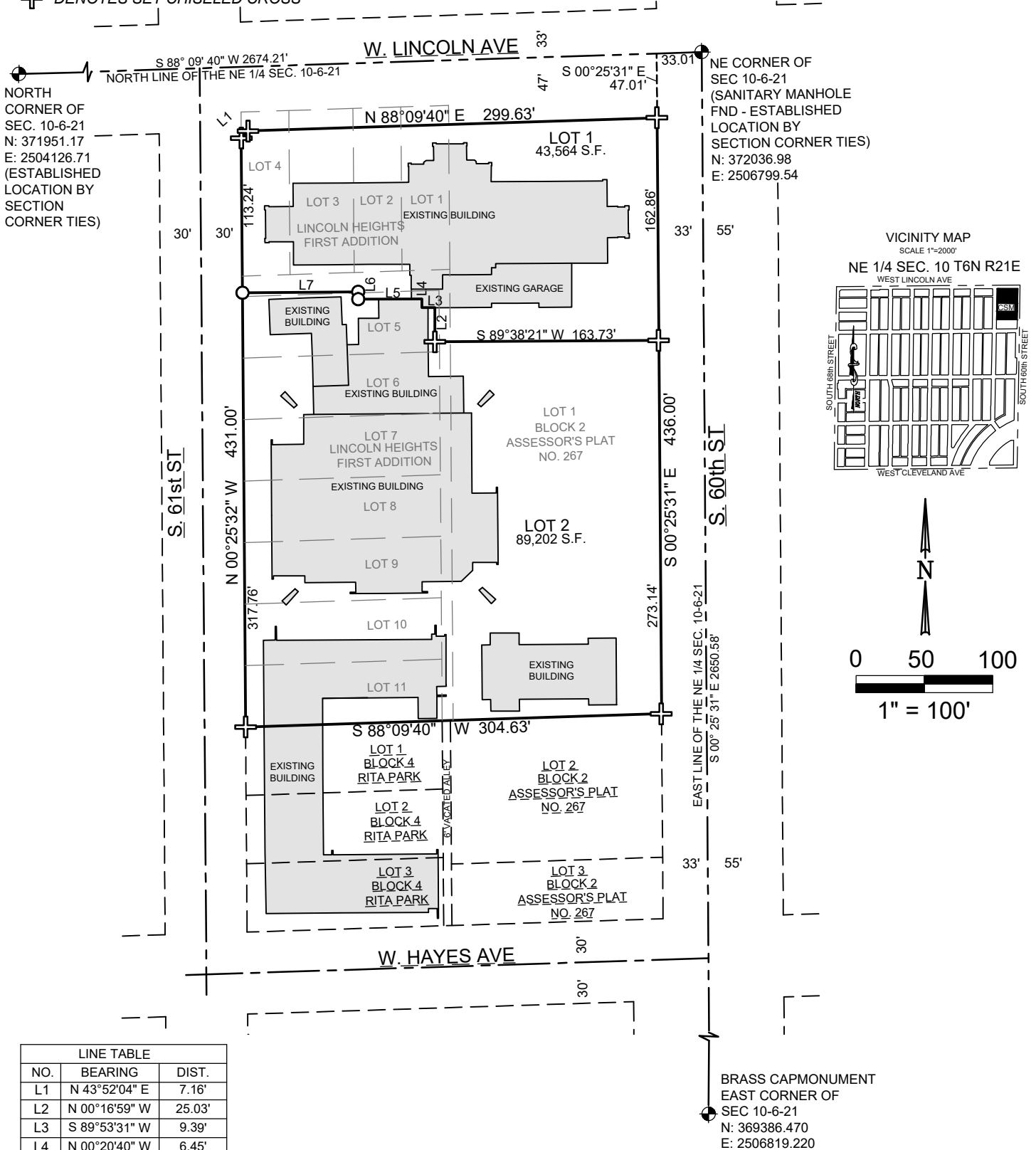
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6021 W. LINCOLN AVE  
WEST ALLIS, WI 53203

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**NOTE:**

- DENOTES 1" X 18" IRON PIPE 1.13 LBS. PER LINEAL FOOT SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
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LINE TABLE		
NO.	BEARING	DIST.
L1	N 43°52'04" E	7.16'
L2	N 00°16'59" W	25.03'
L3	S 89°53'31" W	9.39'
L4	N 00°20'40" W	6.45'
L5	S 89°37'43" W	46.59'
L6	N 00°20'32" W	5.42'
L7	S 89°32'03" W	84.77'

THE CONFIGURATION AND SIZE OF SOME OF THE LOTS MAY LIMIT THE DEVELOPMENT POTENTIAL DUE TO SITE DESIGN REQUIREMENTS IN THE CITY'S ZONING CODE INCLUDING TURNING MOVEMENTS FOR FIRE TRUCKS.

BEARINGS REFER TO WISCONSIN STATE PLANE COORDINATE SYSTEM, IN WHICH THE NORTH LINE OF THE NE 1/4 OF SECTION 10-6-21 BEARS N88°09'40"W (NAD 83-2011)

TAX KEY NO. 4900001001

 10700 Research Drive, Suite 155 Wauwatosa, WI, 53226 (414) 755-1110 www.meachunt.com	 6871 S. Lovers Lane Franklin, WI 53132 Phone: (414) 427-1200	
	DRAWN BY: TJS REVIEWED BY: RRH REVISION: 12/06/2024	DATE: 11/06/2024 PROJECT NO: 1083-001-001

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267, PART OF LOTS 1-4, ALL OF LOTS 5-11 AND VACATED ALLEY, ALL IN BLOCK 1, FIRST ADDITION TO LINCOLN HEIGHTS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS  
MILWAUKEE COUNTY)

I, RICK R. HILLMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267, LOTS 1-3, PART OF LOTS 1-4, ALL OF LOTS 5-11 AND VACATED ALLEY, ALL IN BLOCK 1, FIRST ADDITION TO LINCOLN HEIGHTS, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 21 EAST, LOCATED IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN BOUND AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88°09'40" WEST ON AND ALONG THE NORTH LINE OF SAID 1/4 SECTION, 33.01 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SOUTH 60TH STREET; THENCE SOUTH 00°25'31" EAST ON AND ALONG SAID NORTHERLY EXTENSION, 47.01 FEET TO THE INTERSECTION OF THE SOUTH LINE OF W. LINCOLN AVENUE AND THE WEST LINE OF S. 60TH STREET, SAID POINT IS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°25'31" EAST ON AND ALONG SAID WEST LINE, 436.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, ASSESSORS PLAT NO. 267; THENCE SOUTH 88°09'40" WEST ON AND ALONG THE SAID SOUTH LINE AND THEN ALONG THE SOUTH LINE OF VACATED ALLEY AND SAID LOT 11, 304.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, SAID POINT IS ALSO ON THE EAST LINE OF SOUTH 61ST STREET; THENCE NORTH 00°25'32" WEST ON AND ALONG SAID EAST LINE 431.00 FEET; THENCE NORTH 43°52'04" EAST, 7.16 FEET TO A POINT ON THE SOUTH LINE OF W. LINCOLN AVENUE; THENCE NORTH 88°09'40" EAST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 299.63 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

SAID DESCRIBED AREA IS 132,766 S.F. OR 3.0479 ACRES OF LAND MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND COMBINATION, AND CSM BY THE DIRECTION OF CHURCH ST. RITA CONG, OWNER OF SAID LANDS.



THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE WEST ALLIS CODE OF ORDINANCES IN SURVEYING, COMBINING, AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATION HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS \_\_\_\_ DAY OF NOVEMBER, 2024

\_\_\_\_\_  
RICK R. HILLMAN  
WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3005

P:\St. Ritas School - 1083\CAD\1083-001-001 St.Ritas CSM - RRH Brndry.dwg

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DRAWN BY: TJS	DATE: 11/06/2024	SHEET 2 OF 3	
REVIEWED BY: RRH	PROJECT NO: 1083-001-001		
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## CITY OF WEST ALLIS COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WEST ALLIS ON THIS DAY \_\_\_\_ OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Dan Devine, Mayor

\_\_\_\_\_  
Rebecca Grill, City Clerk

## OWNER'S CERTIFICATE OF DEDICATION:

CHURCH ST. RITA CONG, as owner, hereby certifies that they have caused the land described above to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Ordinances of the City of West Allis, and that this map is required to be submitted to the following for approval or objection: City of West Allis.

Witness the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

In the presence of: CHURCH ST. RITA CONG

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Larry Horning, Trustee

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_,



2024, the above named \_\_\_\_\_,

of CHURCH ST. RITA CONG to me be known to be the person who executed the forgoing instrument and acknowledged the same.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

By: \_\_\_\_\_

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