

# Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

### Applicant or Agent for Applicant

Name Donald Rogers  
 Company Victory Christian Academy  
 Address 2552 S 19th Street  
 City Milwaukee State WI Zip 53215  
 Daytime Phone Number 414.324.8588  
 E-mail Address apostolic1god@sbcglobal.net  
 Fax Number 414.384.0049  
 Project Name/New Company Name (If applicable) \_\_\_\_\_

### Agent is Representing (Tenant/Owner)

Name Father Dennis M. Witz  
 Company St Rita's Parish  
 Address 2318 S 61st Street  
 City West Allis State WI Zip 53219  
 Daytime Phone Number 414.541.7515  
 E-mail Address \_\_\_\_\_  
 Fax Number 414.541.7568

### Application Type and Fee

(Check all that apply)

- Special Use: \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00 (Project Cost \$0 -2,000)
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00 (Project Cost \$2,001 -5,000)
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00 (Project Cost \$5,001 +)
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Signage Plan Review \$100.00
- Signage Plan Appeal: \$100.00
- Request for Rezoning: \$500.00 (Public Hearing required)  
 Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Planned Development District \$1500.00(Public Hearing Required)
- Subdivision Plats: \$1700.00
- Certified Survey Map: \$600.00
- Certified Survey Map Re-approval: \$50.00
- Street or Alley Vacation/Dedication: \$500.00
- Transitional Use \$500.00 (Public Hearing Required)

Agent Address will be used for all official correspondence.

### Property Information

Property Address St. Rita School  
 Tax Key Number \_\_\_\_\_  
 Current Zoning \_\_\_\_\_  
 Property Owner St Rita's Parish  
 Property Owner's Address 6021 W Lincoln Avenue West Allis, WI 53219  
 Existing Use of Property -  
 Total Project Cost Estimate: 0  
 Previous Occupant St. Rita's

**Attached Plans Include:** (Application is incomplete without required plans, see handout for requirements)

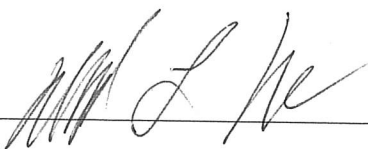
- Site/Landscaping/Screening Plan
- Floor Plans
- Elevations
- Signage Plan
- Certified Survey Map
- Other \_\_\_\_\_

**In order to be placed on the Plan Commission agenda, the Department of Development MUST receive the following by the last Friday of the month, prior to the month of the Plan Commission meeting.**

(Check boxes next to each listed item):

- Completed Application
- Appropriate Fees
- Project Description
- 6 Sets of folded and stapled plans (24" x 36")
- 1 Electronic copy of plans (PDF format)
- Total Project Cost Estimate

Applicant or Agent Signature \_\_\_\_\_



Date: 2-6-13

Subscribed and sworn to me this 6 day of February, 2013

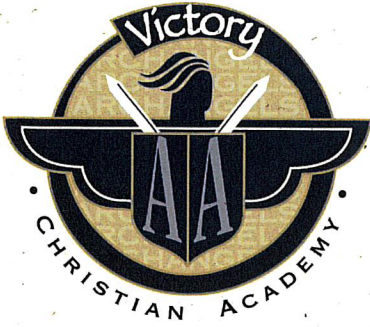
Notary Public: Michelle M. Stuchlik

My Commission: Feb. 9, 2014

**Please make checks payable to:  
City Of West Allis**

User: GWARDEN Type: OC Drawer: 1  
Date: 2/05/13 01 Receipt no: 15635  
GH DEV SPECIAL U 1 \$500.00  
VICTORY CHRISTIAN ACADEMY \$500.00  
OK CHECK PA 1375 \$500.00  
Total tendered \$500.00  
Total payment \$500.00

Trans date: 2/08/13 Time: 16:36:10



## VICTORY CHRISTIAN ACADEMY

2552 SOUTH 19TH STREET  
MILWAUKEE, WISCONSIN 53215

PH: 414.384.0049  
FAX: 414.384.0048

WWW.VCASCHOOL.ORG

# Victory Christian Academy Plan of Operation 6021 W Lincoln Avenue West Allis, WI 53219 February 2013

## Applicant: Victory Christian Academy

### Representatives:

**Board President: Pastor Donald Rogers 414. 324. 8588**

[apostolic1god@sbcglobal.net](mailto:apostolic1god@sbcglobal.net)

Professional assistance from Vavra Design LLC: Thomas Vavra

[thomasevavra@yahoo.com](mailto:thomasevavra@yahoo.com)

School Administrator: Christina Dyson 414.384.0049 & [christinadyson@sbcglobal.net](mailto:christinadyson@sbcglobal.net)

### St Rita History

- St Rita Parish was founded in 1922 and in 1924 the first part of the site was developed with a church in the basement, four classrooms on the first floor and the parish center on the second floor. In the fall of 1926 the School enrolled 280 pupils and was officially operating as a Church and School.
- In 1930 the second floor was converted to four more classrooms and in 1931 the school increased to 375 students.
- In 1930 the parish bought five additional lots south of 61<sup>st</sup> street. By 1944 the school had 6650 students and was in the need to expand.
- In 1948 the parish began the next expansion which included a penthouse apartment for the Sisters, a new Basement church, and the school expanded to 18 classrooms. By 1949 the new addition was in operation. This would be the last time the school was expanded or modified.
- In 1960 the corner lots of S. 60<sup>th</sup> and Hayes were purchased and a new Primary School was constructed and the Gym was remodeled. The Primary School today is being used as a Child Day Care center.
- 1962 the new Church Was built on 61<sup>st</sup> street. This would complete the construction on the site

### Victory Christian Academy History

- Victory Christian Academy is not affiliated with St. Rita Parish and will be a tenant only
- Victory Christian Academy (VCA) was founded in 1999 by Vyon Rogers and was centrally located in the downtown Milwaukee area at 2121 W Wisconsin Avenue.

*A place where miracles happen!  
Un lugar donde suceden milagros!*



- From 1999 – 2000 15 students attended in grades 5 – 8.
- In 2001, VCA joined the Milwaukee Parental Choice Program and expanded its grade levels to K5 – 12 and serviced 54 students.
- In 2006, grades 9 – 12 were closed. VCA provided educational services to 60 students in grades K5 – 8.
- In 2010, VCA moved from its downtown location to Milwaukee's lower south side, 2552 S 19<sup>th</sup> Street, and opened the K4 classroom.
- In 2010, VCA earned accreditation from Marquette University.

### **School Demographics**

- We currently provide educational services to 105 K4 – 8 students.
- For the 13- 14 school year, our enrollment goal is 125 K4 – 8 students.
- Parents are responsible for transporting students to and from school.
- VCA does not provide any busing services.

### **School Philosophy**

Victory Christian Academy implements a Department of Public Instruction (DPI) approved academic curriculum to students in grades K4 – 8. We provide a Constructivist approach to instruction and assessment and integrate with multiculturalism and a Christian faith based perspective.

### **Plan of Operation**

#### **Staffing**

- Currently employ 16 employees
- The dedicated group of employees include: teachers, educational assistants, custodians, administration
- Maintenance/Buildings/Grounds will be provided by our Landlord, St Rita Parish and Victory Christian Academy

#### **Expansion**

- Within the next one to five years, VCA would like to expand grades levels to 9 – 12 with potentially an increase of 300 – 400 students.

### **Hours of Operation**

- School hours Monday – Friday 6:45am – 5PM
- Religious Classes Sunday 9am – 5pm, Wednesday 5pm – 10pm and Saturday 9am – 6pm

### **Outside Influences to Site**

- Typical supply and mail deliveries
- Staff parking on the existing parking lot
- Playground time Monday – Friday 11 – 12:30 and PE in the afternoons
- All of the drop off and pick up of the students will be done from 60<sup>th</sup> street. The students will be dropped off and picked up in the parking lot from 60<sup>th</sup> street. The driving lane will be marked by cones and temporary signage. It will also be monitored by our staff. The main entrance for our students will be the building entrance on 60<sup>th</sup> street. The accessible entrance will be in the middle of the building on the south face where St Rita Parish, working with the City of West Allis, constructed a new accessible entrance with elevator access to all of the floors we are planning on using. See the Architectural plans for the location of the entrances and the drop off and pick up route.

## **Project Overview and Description for Special Use Permit Application**

### **Size**

- Classrooms on the first floor are 8,720 square feet
- The Library on the first floor is 1,522 square feet
- The main office area on the first floor is 545 square feet
- Classrooms on the second floor are 10,110
- Offices on the second floor are 545 square feet
- The kitchen in the lower level is 760 square feet
- The chapel in the lower level is 3,360 square feet

### **Parking**

We are going to be using the existing parking lot on the east side of the property. See the architectural plans for the amount of parking that is existing. We have a need for 100 parking spaces.

### **Exterior Building Modifications**

We have no present or future plans to modify the exterior of the existing building in anyway.

March 2, 2013

City of West Allis  
7525 West Greenfield Avwnue  
West Allis, WI 53214

Att: Paul M. Ziebler,  
City Clerk

Re: 3-19-13 Hearing  
Victory Christian Academy

Dear Mr. Ziebler:

When St. Rita's had a school before, their teachers took every available parking space on 61 Street. I am elderly and I have friends who are elderly (one uses a walker and is on oxygen). When they came to play cards at my house, there was no place for them to park.

If, however, the above school can provide their teachers with off-street parking, and they use it, I have no objection.

Very truly yours

*Ruth B. Snopek*

RUTH B. SNOPEK

2319 S. 61 Street  
West Allis, WI 53219

321-1797

RECEIVED

MAR 05 2013

CITY OF WEST ALLIS  
CLERK/TREASURER

e: Mayor Devine  
Alderpersons  
John Stibal  
Steve Schaer