



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2019
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

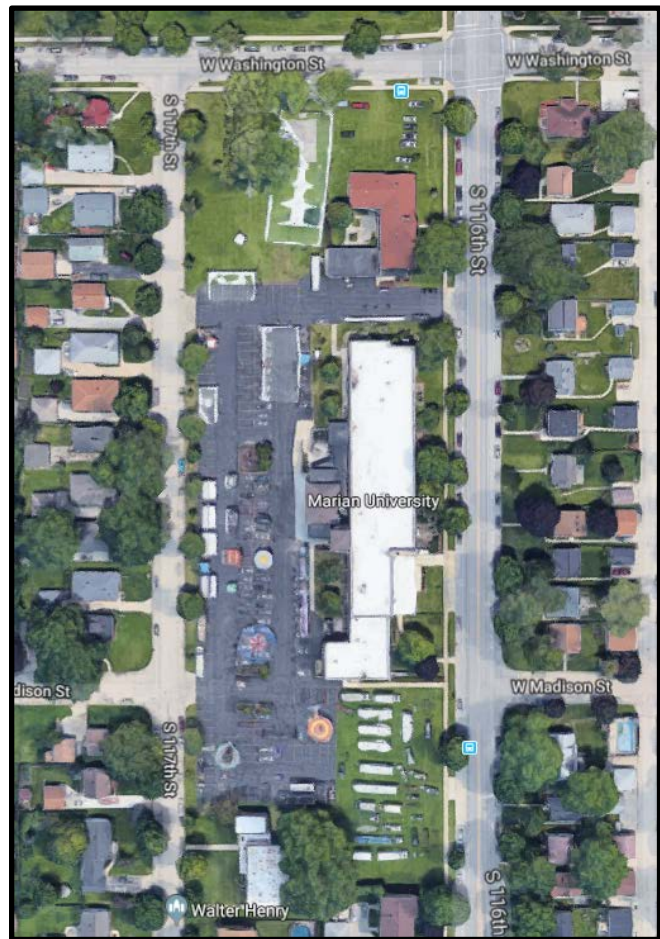
6. **Application for a Special Use Permit for Mary Queen of Saints, a proposed elementary school, to be located at 1121 S. 116 St., submitted by Andrea Heger (Tax Key No. 446-9998-001).**

Overview & Zoning

The school will occupy the main building of the existing Immaculate Heart of Mary Parish campus, located on the block bordered by S. 116 St., S. 117 St., W. Washington St., and W. Madison St. Marian College is on the same campus.

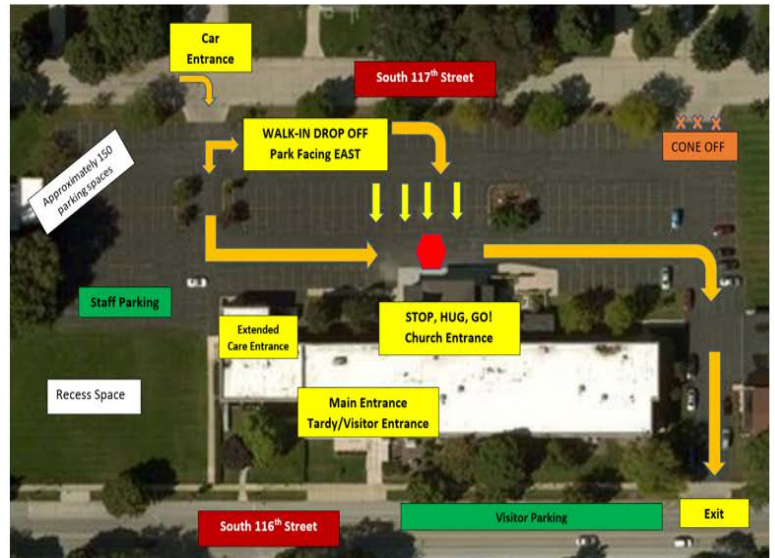
Andrea Heger has applied for a special use permit on behalf of Mary Queen of Saints Catholic Academy (MQSCA). MQSCA is a K3-8th grade school created in 2004 as a consolidation of all West Allis and West Milwaukee Catholic grade schools. The school is currently located in the St. Aloysius building at 1435 S. 92 St. The school currently enrolls 217 students from approximately 140 households. It is the only “Significantly Exceeds Expectations” (5 star) grade school in West Allis-West Milwaukee and had the third highest test scores of all private grade schools in the State of Wisconsin as measured by the Wisconsin Forward Exam.

The primary school operating hours are Monday through Friday 7:30AM – 3:30PM. MQSCA currently employs 30 staff members. The school currently operates a well-run pick up/drop off system with minimal impact on the surrounding neighbors. A drop off and pick up plan for the new site will be prepared with the expectation of accommodating 100 vehicles at drop off time (7:30AM – 7:45AM) and pick up time (3:10PM – 3:25PM).



Drop off - Proposed Plan

- Arrival plan will maximize parking lot space and minimize any backups on 117th Street.
- One way entrance and exit to ensure safety.
- Drop off typically takes 10-15 minutes.
- Pick up: park and walk in takes 10-15 minutes.



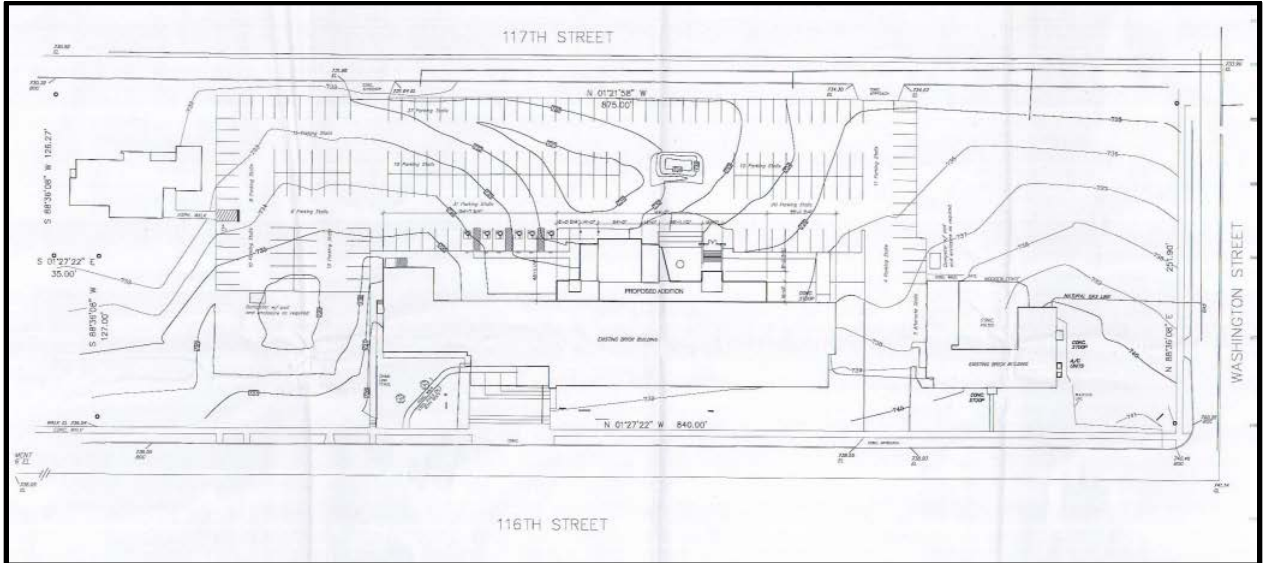
Special Use Permit

The property is currently zoned as RA-2 Residence District. "Public and private educational institutions," which includes, "elementary schools," are considered a Special Use in the RA-2 District and require a Special Use Permit.



Parking

Required off-street parking for MQSCA is 13 spaces (one parking space for every classroom plus one parking space per three hundred feet gross floor area of administrative and support areas) and will be provided on site within the campus parking lot.



Site, Landscape, and Architectural Plan

The site is under an approved site and landscaping plan from April 27, 2011 and no changes are proposed.

Recommendation: Recommend Common Council approval of the Special Use Permit for Mary Queen of Saints, a proposed elementary school to be located at 1121 S. 116 St. submitted by Andrea Heger (Tax Key No. 446-9998-001).