



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February, 2026
City Hall, Room 128
6:00 PM**

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

4A. Conditional Use Permit for Divine Covenant Church, a proposed Religious Institution use at 10533 W. National Ave.

4B. Site, Landscaping, and Architectural Design Review for Divine Covenant Church, a proposed Religious Institution use, at 10533 W. National Ave. (Tax Key No. 519-9004-000)

Overview and Zoning

The existing multi-tenant commercial building at 10533 W. National Ave. is the former site of North Shore Bank, which constructed a new branch building within the parking lot of the subject property. Since moving, additional tenant space has opened up in the existing office building. Led by Fred Baker, Divine Covenant Church proposes to fill in the tenant space in Unit 201.

Divine Covenant Church is a non-denominational congregation that has been operating in the metro Milwaukee area for over 25 years. Their service schedule is on Sunday morning and includes Sunday morning bible study for adults starting at 9:30 am, and lasting until 10:30 am. The Sunday morning service starts at 11:00 am and lasts until approximately 12:30 pm. Their weeknight bible study is Wednesday evening at 7:30 pm. Usually, lasting until 8:30 pm. As of the time of this report, they maintain a membership count of between 8-10 people.

The church offices will operate as needed, but typically between 9 am – 5 pm. The church will not be conducting services such as baptisms, weddings, funerals, etc.



Site and Landscaping Plan

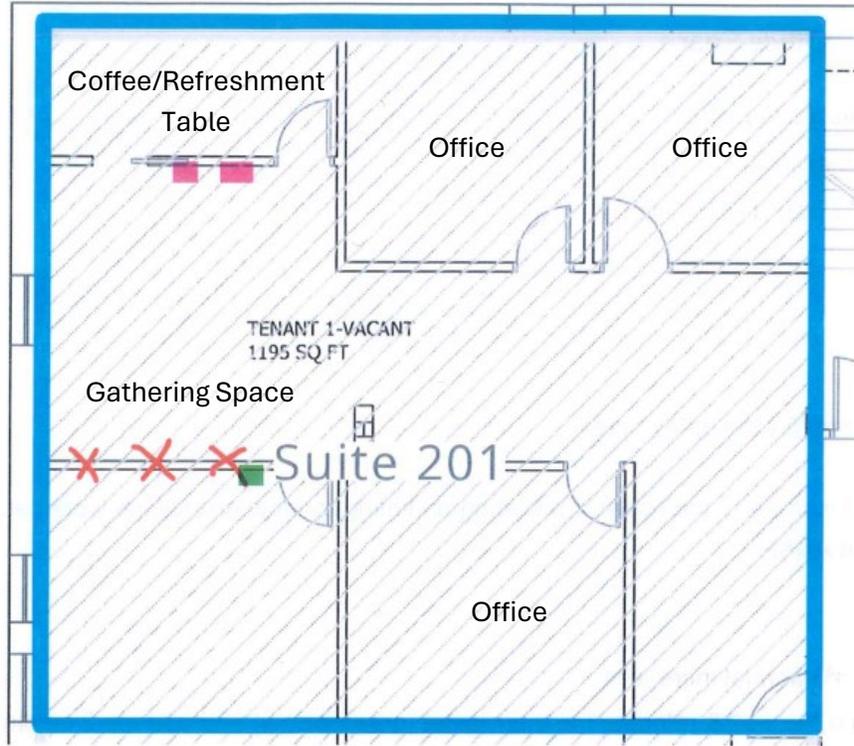
An approved site and landscaping plan is on file from 2000, with additional elements of the site laid out in the 2024 site plan for the North Shore Bank new building construction. With the church being interior, no changes are proposed to the existing site or landscaping. Staff did not note any issues with the existing landscaping on site.

Architectural Plan

No changes are planned to the exterior of the building. The overall site is part of a master site plan. New signage is may be located in the existing multi-tenant freestanding sign.

Floor Plan

The floor plan shows alterations to Suite 201 in the existing building. The 1,195 sq ft tenant space shows three offices to support the church, a gathering space to conduct church services, and a small room for coffee and other refreshments. An interior drywall is to be removed to expand the area for the gathering space.



Design Review Guidelines:

This is an existing property and the proposed changes are internal within the building. Design review guidelines are not required for this project.

Recommendation: Common Council approval of the Conditional Use Permit for Divine Covenant Church, a proposed Religious Institution use at 10533 W. National Ave. approval of the Site, Landscaping, and Architectural Design Review for Divine Covenant Church, a proposed Religious Institution use at 10533 W. National Ave. subject to Common Council approval of the Conditional Use Permit (Scheduled for March 10, 2026)