



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 24th, 2025
6:00 PM

5a. Conditional Use Permit for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St.

5b. Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St. (Tax Key No. 439-0069-000)

Overview and Zoning



Sulaimon Jimoh, on behalf of RCCG Household of God, to propose a religious institution use at [6228 W. Washington St.](#) This property is zoned RB, “Intended for traditional neighborhoods with a diverse array of housing types on small lots”. As a religious institution, the proposed use is classified as conditional within the RB zoning district, requiring both a Site, Landscaping, and Architectural Design Review as well as a Conditional Use permit.

This site was previously used as a religious institution, St. John the Baptist Armenian Church of West Allis. However, more than one year has elapsed since this church used this site, prompting the need for RCCG Household of God to obtain a Conditional Use permit.

Proposed services within this building include bible study on Wednesdays from 6 pm to 8 pm and Sunday school and service from 8 am until 3 pm. The existing congregation is estimated to be 50 people.

Site, Landscaping, and Floor Plans

Constructed in 1953, the building on site is 4,334 sq. ft. in area and is situated on a 5,085 sq. ft. lot on the corner of W. Washington St. and S. 63rd St. According to the submitted floor plans, floor 1 indicates an

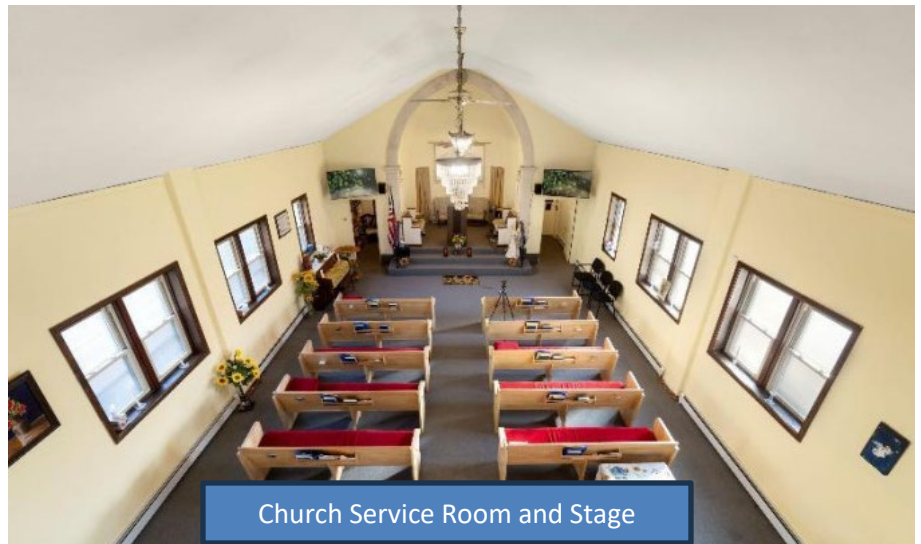


entryway and 47' x 23' church space with a 10' x 11.5' stage. One office, four small rooms, two bathrooms, and one large room encompass the back half of the first floor. The only proposed change to the features of the first floor indicated by the applicant is removing the existing pews in the church service room and replacing them with chairs and tables. No structural changes are proposed for floor 1. Two sets of stairs lead to floor 2, with the first set terminating at a small room previously used for an organ. Adjacent to this room the floor remains as open space, allowing for the church service area to have a vaulted ceiling. The other set of stairs leads to the second portion of floor 2, which hosts an eat-in kitchen adjacent to a large dining or recreation space with two small storage rooms off to the side.

No changes are proposed to the façade of the building or exterior site features, aside from the potential for

new signage to advertise the church and services. Based on a staff visit conducted to the site, the building's façade, brickwork, roofline coping, window treatments, fencing and entryways appear to be in good and working order. While no landscaping plan has been formally submitted, staff note that there are some areas

on site in which the landscaping requires attention. Due to the amount of time the site has been vacant, several of the entryways are overgrown with vegetation and some of the planting beds require weeding – though there are several well-established perennial flowering species established on site. There is one dead tree that may pose a property damage risk that should be removed also. Based on the scope of work it may take to get the landscaping of the site in good order; staff recommend that a landscaping plan is submitted by the applicant to approval. Details on the refuse collection include one garbage and one recycling bin will be placed adjacent to the alleyway near the stairs at the back of the building abutting the alley. A commercial waste hauler will be



Church Service Room and Stage



Kitchen, Dining, and Rec Area



Landscaping needed next to alley. Proposed location of garbage receptacles.

required to service them as the city sanitation crews do not service commercial or in this case religious intuitions. The site has never facilitated off-street parking, visiting attendees will utilize existing street parking for church services. If any exterior lighting features are proposed for the site, the applicant should indicate these proposed features on their site plan.



Recommendation: Approve the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for RCCG Household of God, a proposed religious institution use, at 6228 W. Washington St. (Tax Key No. 439-0069-000) subject to the following conditions:

1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) Removal of the dead tree adjacent to 63rd St; (b) Indication of landscaping site changes within the scope of work proposed, and the indication potential replacement species, (b) a commercial waste hauler will be required to service any refuse and recycling as the city sanitation crews do not service commercial or in this case religious intuitions.
2. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
3. Submit a signage plan for design review and permitting.