



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 28th 2025
6:00 PM

2. Demolition site plan review for St. Aloysius property at 1405-35-41 S. 92 St. & 1414 S. 93 St. (Tax Key No. 450-0502-000).



Project Overview & Zoning

Nick Jung, Director of Development for F Street, has coordinated with the West Allis Community Development Authority (CDA) to apply for demolition review at the former St. Aloysius Church located at 1405-35-41 S. 92nd St and 1414 S 93rd St. The demolition of several of the former church's buildings is a crucial first step to redeveloping this site to accommodate two phases of proposed residential development. In total, 100 midrise apartment units and 52 garden style units are proposed by the developer for this site. Demolition of the existing buildings is proposed to

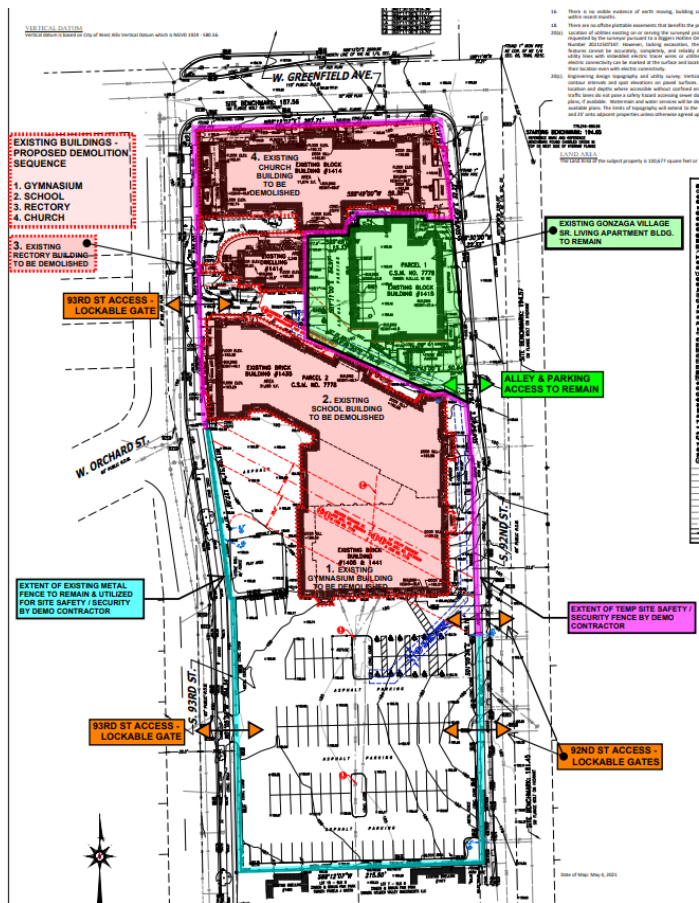
occur starting in June 2025, with demolition completion slated for September 2025.

The property is zoned RC – “intended for dense, multi-unit housing development in areas throughout the city”. The proposed use of the site as multi-family housing is appropriate within the context of the designated zoning use as well as within the neighborhood context. The scope of work proposed through the demolition proposal is substantial, totaling \$990,000. The hazardous materials abatement will cost \$295,000 and the building demolition itself will cost \$695,000. Complete mass structural demolition of the existing building will occur using mechanical means and methods (i.e., cranes, excavators, etc.) without the use of explosives. All foundations,

basements, and concrete slabs will be removed, with all concrete and masonry hauled away for recycling. Temporary fencing will be used to secure the work area along with erosion control measures during the demolition phasing. The scope of work proposed in the demolition plan excludes site-related demolition such as asphalt, curbing, trees, and site lighting as well as work within the City's right of way.

Neighborhood Outreach - F Street has distributed a neighborhood communication letter detailing the scope of proposed demolition work as well as Chimney Swift nesting considerations, rodent control operations, perimeter security measures, and lead and asbestos abatement activities with estimated timelines for each step of the demolition. Ongoing project status updates will be available by visiting <https://fstreet.com/> and clicking on the "News" tab.

Demolition Plan



In total, four of the existing site buildings are proposed to be demolished through this project. The church, rectory, school, and gymnasium are slated for demolition. The only building on site that will not be demolished is the existing Gonzaga Village Senior Living Apartment Building. Alleyway access and parking surrounding this building off of 92nd St. will remain throughout this project. Four lockable gates in total will remain on the property – two off of 92nd St and two off of 93rd St. New temporary site safety and security fencing will be installed by the demolition contractor and will wrap around the north, east, and western demolition sites on the property. Existing metal fencing primarily

to the south and west of the site will remain for safety and security purposes also.

The Rectory



The rectory is 4,768 sq. ft. in area and was constructed in 1949. This building is two stories in height and contains a half-finished basement

The School



The school building totals roughly 32,800 sq. ft. in area. This building is also 2 stories tall and contains a finished basement. This building was constructed from 1926 to 1947.

The Gymnasium



The gymnasium was constructed in 1964 and is attached to the school. This building totals 26,144 sq. ft. in area and does not have a basement.

The Church

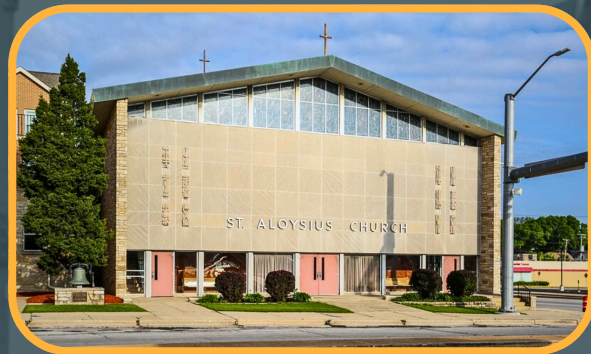


The church building is 12,600 sq. ft. in area and was constructed from 1955 – 1956.

REDEVELOPMENT PROJECT

NOTICE OF SITE AND BUILDING DEMOLITION

We are pleased to announce that The Community Development Authority (CDA) of The City of West Allis, in partnership with F Street, will redevelop the former St. Aloysius Church and School Campus in West Allis.





DEMOLITION SCHEDULE

The demolition of the existing buildings is underway. Please refer to the summary listed below.

Chimney Swift (birds) Nesting Location(s)

The Rectory & School Building chimneys were inspected for birds and capped to prevent entry on March 21, 2025.

Contractor: www.advancedwildlifecontrol.com

Rodent Control & Removal – All Existing Buildings

Baited Traps Set: May 03, 2025

Contractor: www.advancedwildlifecontrol.com

Install Perimeter Site Security / Safety Fencing & Gates

Target to Start: Week of May 19, 2025

Lead & Asbestos Abatement

Target to Start: Week of May 26, 2025

Target to Complete: Week of June 16, 2025

Building Interior Demolition & Material Separation

Target to Start: Week of June 16, 2025

Target to Complete: Week of July 07, 2025

Building / Site Demolition & Grading

Target to Start: Week of July 07, 2025

Target to Complete: Week of Oct. 06, 2025

CONTACTS

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For ongoing project status updates, visit www.fstreet.com and click on the “News” tab.