



STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, December 6, 2017  
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 3A. Special Use Permit for Shared Journeys, a proposed school and childcare facility, to be located within a portion of the existing Apostle Presbyterian Church building at 1509 S. 76 St., submitted by Lisa Colla, Shared Journeys, on behalf of Apostles Presbyterian Church (Tax Key No. 452-0082-001)
- 3B. Site, Landscaping and Architectural Plans for Shared Journeys, a proposed school and childcare facility, to be located within a portion of the existing Apostles building located at 1509 S. 76 St. submitted by Lisa Colla, Shared Journeys, on behalf of Apostles Presbyterian Church.

Items 3A and 3B may be considered together.

**Overview**

Shared Journeys is currently located within a portion of the lower level of an Aurora Office building at 9004 W. Lincoln Ave. and is seeking to relocate into a portion of the Apostles Presbyterian Church building located at 1509 S. 76 St. This location is centrally located and was formerly used as a children’s daycare with classrooms on the first and second floor.

Shared Journeys is a West Allis charter high school of the West Allis/West Milwaukee School District, serving pregnant and parenting teens.

This high school charter provides a menu of educational as well as outreach and community support options to best meet the unique needs of each individual student. Students are educated both in parenting and academics with potential coursework including: Child Development I and II, Careers, Social Aspects of Society, Prenatal Coursework, Independent Study, Cooperative Education and Employment and Compass Learning for on line general studies. All the courses can be taken in a blended educational setting.



At Shared Journeys, the belief is that all students must be prepared to positively parent their own children and achieve post-secondary training in a chosen career.

**Operations** The following summary has been prepared from the applicant's project description:

Student enrollment – Shared Journeys will provide services to between 30-40 students annually from within the WAWM School District.

Child care - A childcare center amenity is also proposed as an accessory use to the primary school use. The child care center will not be open to the public. The child care center is only open to students participating in the Shared Journeys program. Ages of children within the child care amenity will typically be infant (3 weeks) to 4 years old and will be facilitated by licensed child care staff.

Hours - Shared Journeys proposed hours of operation: Monday - Friday 7:00 am – 12:00 (noon). In the afternoons they attend West Allis Hale, West Allis Central, WAWM Learning Center, GEDO2, night school, school to work opportunities or at home to care for their child.

Staff - there will be up to seven (7) staff on site at one time. Three (3) part time staff for the Shared Journeys School and three (3) part time staff for the Shared Journeys child care center. The dean of students is the one staff member that is full time.

Transportation – Most students utilize public transportation or utilize a district cab service. Very few students will drive. The nearest bus stop is located nearby at S. 76 St. and W. Orchard St.

While the application indicates that students utilizing cab service will be dropped off behind the building in the alley, staff is recommending this function take place in front of the building in the existing loading zone. Shared Journeys will comply with the staff recommendation.

Parking - Nine (9) parking spaces are provided on site, approximately 12 stalls are required for the Shared Journeys use. The Apostles Presbyterian Church also utilizes a portion of the building and under today's parking requirements would require about 40 parking spaces for the church use.

Total off-street parking requirement for 52 parking stalls. Staff notes that the property is located in an existing neighborhood, and the existing church and former Little Learners Day care/ school had historically operated without any (or very little) off-street parking.

Shared Journeys staff will utilize 3 of the 9 available off-street parking spaces. Other staff and students who drive to Shared Journeys would need to park on street. The expected need would be for 5-7 on street parking spaces.

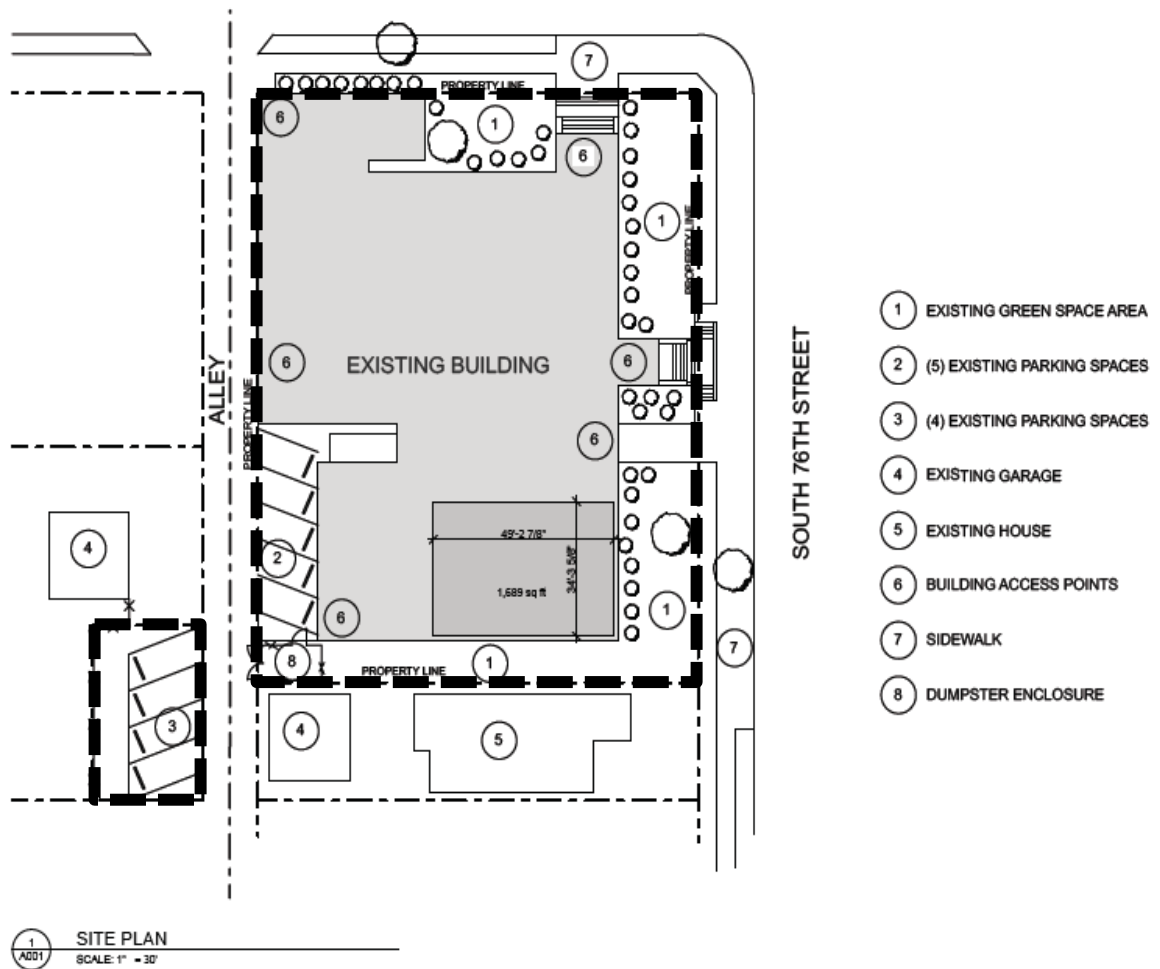
Despite the shortage of parking on site per our City Zoning ordinance, Shared Journeys typically has very few students that drive a vehicle. Most will use public transportation. The applicant indicated that based on enrollment this year, there are typically only two (2) who drive. Furthermore, given the half day format of education at Shared Journeys, students are done with school by noon. Some students have shortened schedules and leave even sooner for example if leaving to go to work or college.

Staff raised a question the about the potential for any conflict of operations relative to parking between Apostles Church use and the Shared Journeys Use (example mass or funerals). The applicant noted that both Church and Funeral services are typically conducted on weekends, or if during a weekday during the afternoon, so it is anticipated not to be a conflict under the current Apostles Church use or proposed Shared Journeys use.

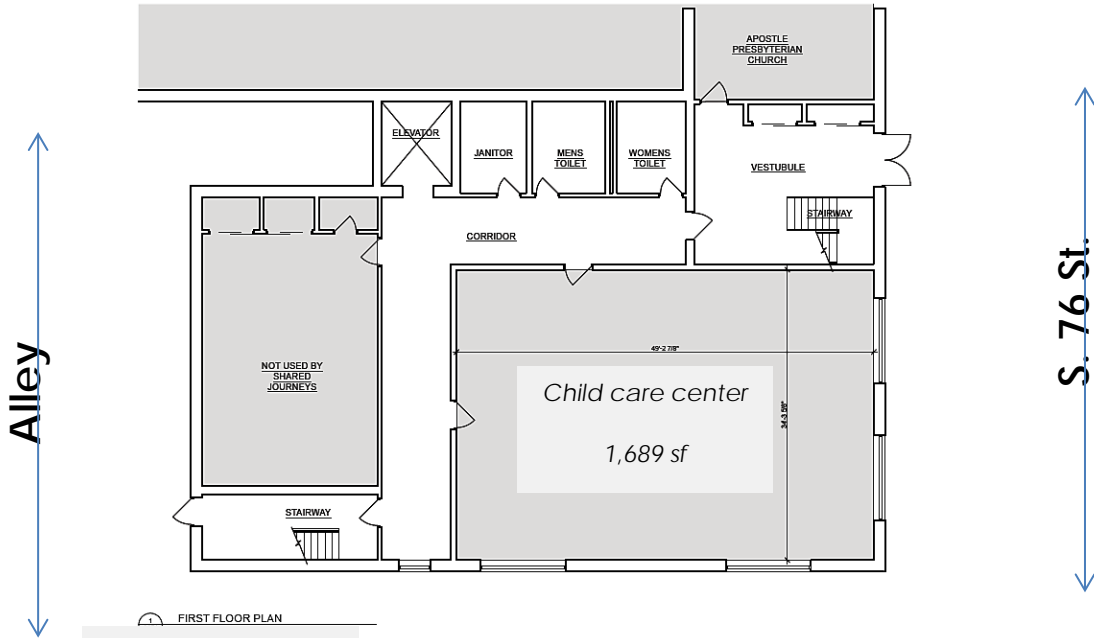
**Site, Landscaping and Architectural**

No exterior site, landscaping or architectural changes are proposed as part of the application. A basic site plan has been included as part of the submittal which shows the existing layout of building and parking on site.

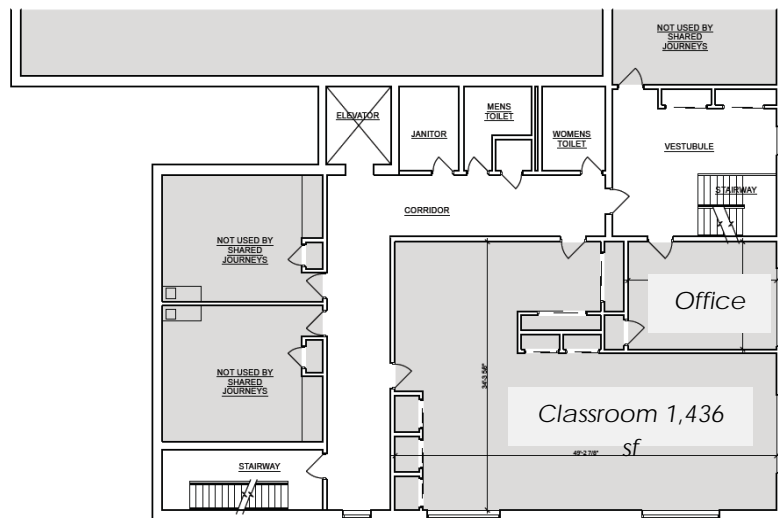
The property consists of two parcels separated by an alley. A total of 9 off-street parking stalls are available. The existing landscaping and refuse enclosure area on site will be maintained.



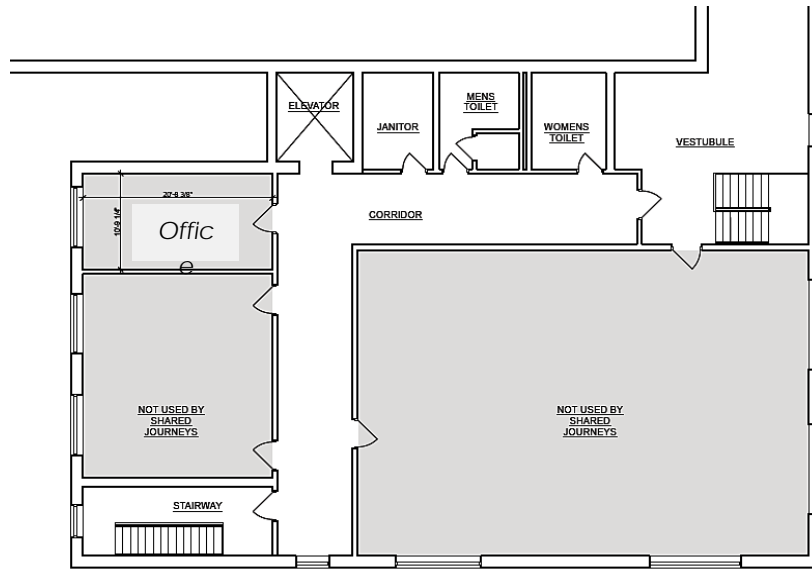
**Floor Plans** – Shared Journeys will occupy 3 floors and about 4,000-sf of the building consisting of a child care room on the first floor, a classroom and office on the second floor and an office on the third floor of the existing building. Restroom facilities are provided on each floor. Floor plans are provided below.



FIRST FLOOR PLAN  
**First Floor -**  
**Child care center**  
**SHARED JOURNEYS**  
 1509 S 76th St, West Allis, WI 53214  
 FIRST FLOOR PLAN  
 DATE: 11.17.2017



SECOND FLOOR PLAN  
**Second Floor -**  
**Classroom and an Office**  
 SECOND FLOOR PLAN  
 DATE: 11.17.2017 # 2516 GAL



Third Floor-

An Office

SHARED JOURNEYS

THIRD FLOOR PLAN

### Signage

No signage is proposed as part of this proposal.

**Recommendation:** Common Council approval of the Special Use Permit for Shared Journeys, a proposed school and childcare facility, to be located within a portion of the existing Apostle Presbyterian Church building at 1509 S. 76 St., and approval of the Site, Landscaping and Architectural Plans for Shared Journeys, a proposed school and childcare facility, to be located within a portion of the existing Apostles building located at 1509 S. 76 St. submitted by Lisa Colla, Shared Journeys, on behalf of Apostles Presbyterian Church (Tax Key No. 452-0082-001) subject to the following conditions:

(Items 1- 2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show; (a) site plan to designate student drop off and pick up area in front of the building along S. 76 St.; (b) a bicycle rack being provided on site. Contact Steven Schaer, Manager of Planning and Zoning at (414) 302-8460 with any questions.
2. Common Council approval of the Special Use Permit, the Public Hearing is scheduled for December 19, 2017.

(Remaining condition of approval to be satisfied within one year of Plan Commission approval;)

3. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.