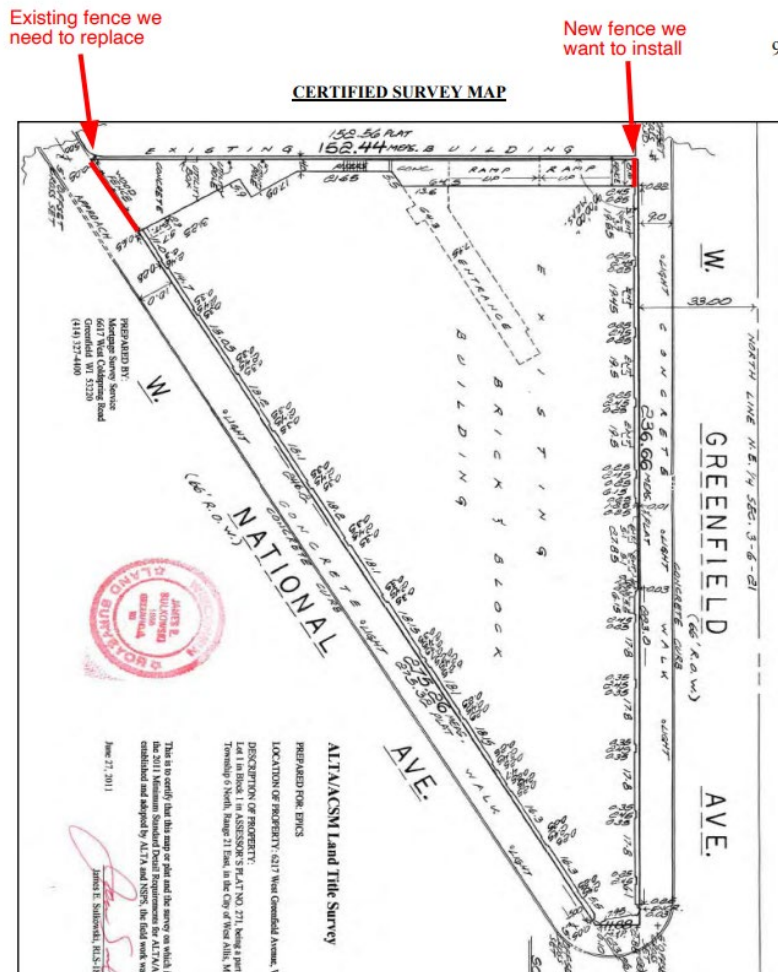




**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, April 22nd, 2026  
City Hall, Room 128  
6:00 PM**

**3. Site, Landscaping, and Architectural Design Review Amendment for Epikos Church, an existing religious institution, at 6229 W. Greenfield Ave. (Tax Key No. 454-0001-000)**

**Project Overview**



Epikos Church has operated at [6229 W. Greenfield Ave.](#) since 2012, when it established its congregation in the former Paradise Theater. The church serves as a community institution providing weekly services, pastoral care, and ongoing programming for its congregation. Hours of operation for Epikos Church are as follows:

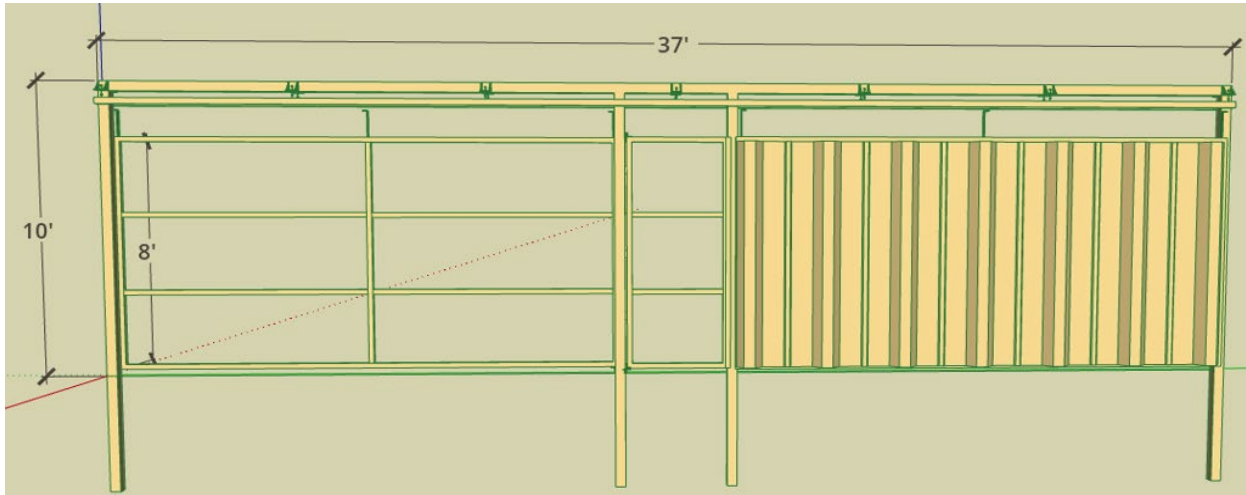
Sunday Worship: 9 am – 12:30 pm  
Office and Weekday Activities, Mon. – Thurs., 8 am – 5 pm

Waige Fischer, on behalf of Epikos, has applied for the replacement of a fence along W. National Ave. and the construction of a new fence along W. Greenfield Ave. This would effectively close off a small, privately owned alleyway that bisects the property from National Ave. to Greenfield Ave. The project descriptions are as follows:

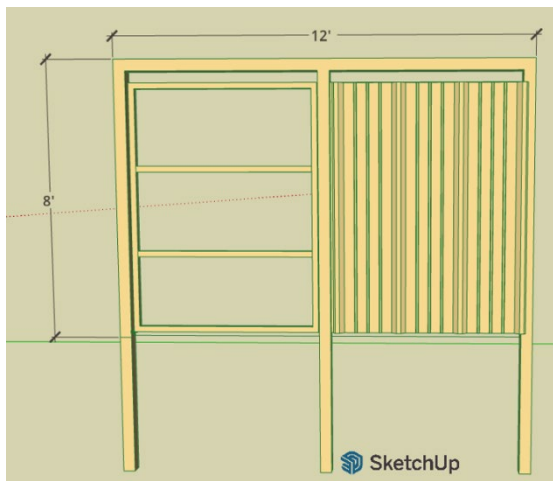
**National Avenue – Storm Damage Replacement**

There has been an existing fence along the National Avenue side of the property that was destroyed during a storm when high winds caused its collapse. The fence served as a primary vehicle access point for the rear alleyway that runs behind the church portion of the building. The loss of this fence has left the property without a functional barrier at this access point, exposing the site to unauthorized entry, vandalism, and ongoing safety concerns for the church.

The fence at this location will be constructed of wood and will be 10 ft high. It will extend the entirety of 37 ft to fully secure this portion of the alleyway.



### **Greenfield Avenue – New Installation**



The alleyway behind the church is accessible from both National Ave. and Greenfield Ave., prompting a sustained pattern of criminal activity and public safety incidents in this space, including multiple break in's to the church's on-site shed, stolen equipment, and impromptu encampments in the alleyway. These incidents represent a direct threat to the safety and wellbeing of the church, prompting the request to enclose both ends of the alleyway in order to secure the space, eliminate unauthorized access, and prevent further incidents.

The fence at this location will be constructed of wood and will be 8 ft high. It will extend the entirety of 12 ft to fully secure this portion of the alleyway.

Note about the Greenfield Fence: Code Enforcement has prompted the Planning Team and Epikos project team to look further into the emergency egress ramp that extends from the building to Greenfield Ave. There must be a 4 ft flat landing area in the alleyway between the buildings prior to where the fence will be installed. Epikos will verify that there is an acceptable 48" flat landing in this area to meet the code. An additional concern was raised regarding how this project will ensure that ADA-compliant egress will be provided to Greenfield Ave. One potential solution proposed by Epikos would be to install a panic bar on this door, allowing individuals to exit directly onto the public ROW from the alleyway's interior in an emergency situation. These plans will be discussed in further detail with the Code Enforcement department to ensure that this egress is maintained with the new fence project.

**Recommendation:** Approval of Site, Landscaping, and Architectural Design Review for Epikos Church, an existing religious institution, at 6229 W. Greenfield Ave. (Tax Key No. 454-0001-000) subject to the following conditions:

1. Confirmation of the ramp landing area to equal 60 inches minimum prior to where the Greenfield fence will be installed.
2. Code Enforcement approval of the Greenfield fence's panic bar plans and installation to allow for code-compliant egress to the public ROW.