



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, February 25<sup>th</sup>, 2026**  
**6:00 PM**

- 2a. Conditional Use Permit for Scholars First Education, a proposed Group Childcare Center use, at 6014 W. Lincoln Ave.**
  
- 2b. Site, Landscaping, and Architectural Design Review for Scholars First Education, a proposed Group Childcare Center use, at 6014 W. Lincoln Ave. (tax Key No. 475-0279-000)**

**Overview and Zoning**



Tiasja Hayes is proposing a group childcare center within the 1.112 sq. ft. portion of an existing building at [6014 W. Lincoln Ave.](#) Scholars First Education’s proposed use is consistent with a small-scale, community-based childcare program designed to meet Wisconsin Department of Children and Families (DCF) licensing requirements under DCF 251. The site was previously used as a hair salon, a Neighborhood Service use. Overall, minimal aesthetic interior and exterior modifications are proposed in this project, with no

major structural alterations planned. All proposed improvements are aimed at supporting accessibility, safety, hygiene, and program functionality.

The property is located in the C-2 zoning district, “Intended for a mix of uses in close proximity to residential areas that are compatible with the neighborhood scale.” The proposed Group Child Care use would be considered a Conditional Use, requiring Plan Commission and Common Council approval with a public hearing. This building is considered mixed use, as it shared its space with a residential tenant toward the back (northern) portion of the lot.

Tiasja intends to operate Scholars First Education Monday through Friday, from either 7 am to 7 pm or 7 am to 10 pm depending on the set of hours approved by the DCF. A total of four staff are planned at this location to support two shifts of supervision for the children. A total of 20 children are planned to enroll at this daycare.

### Site and Landscaping Plans

A site plan was

#### Original Site Plan



#### Changes Needed in Site Plan



submitted by the applicant with a few minor site alterations proposed. Most notably the parking for the site will be removed to create an 800 sq. ft. outdoor play area, as required by the Department of Children and Families. The site is constrained due to the mix of uses existing and proposed for this site. Because the residential tenant uses the alley-adjacent rear of the property for parking, an outdoor recreation space could not be located there. Instead, the refuse container that will serve the daycare will be located adjacent to where the residential vehicle is parked adjacent to the alley for ease of pick up. To ensure the safety of the children at this outdoor play area, Tiasja proposes to fence this feature with chain link fencing of an undisclosed height surrounded by cement planters. Staff note that further details about the fence height are needed, and the fencing type should be amended from chain link to fencing that is more compatible with the neighborhood commercial scale. Plant species intended to be programmed in these planters have not been indicated to staff, and these details will be required contingent upon the use's approval.



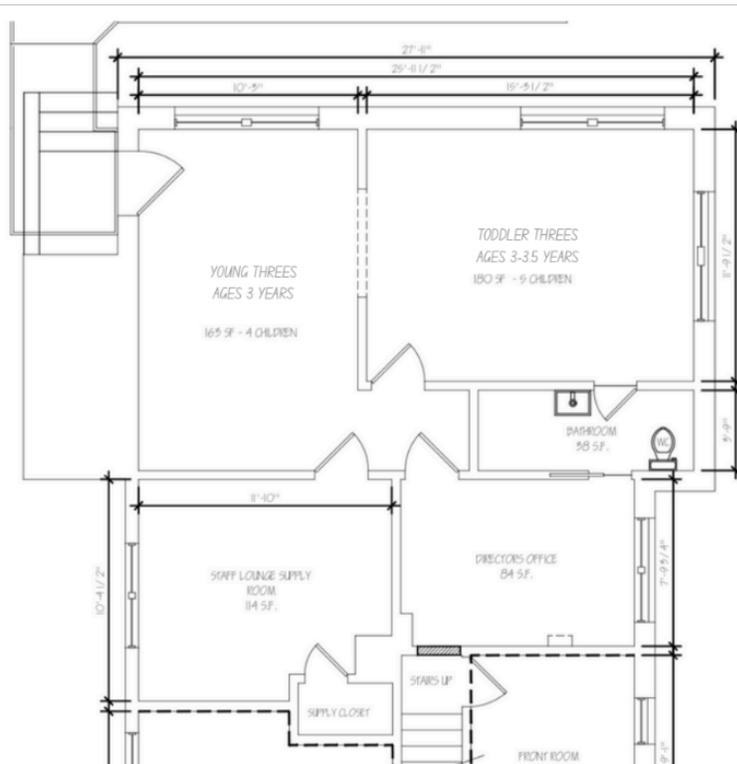
The applicant has met with the Planning Department, Engineering Department, and owners of Rob's Roofing adjacent to the site to discuss parking and traffic considerations for the proposed daycare. After discussions regarding leasing a parking space from Rob's, applying for a temporary loading permit, and utilizing the shared driveway as a temporary idling zone, Rob's Roofing, City Staff, and the applicant have come to a shared

understanding that parents can leverage existing street parking along both Lincoln Ave. and 60<sup>th</sup> St. to facilitate pick up and drop off operations. Staff will leverage existing street parking along S. 60<sup>th</sup> St., Lincoln Ave., or S. 61<sup>st</sup> St. as these streets are not subject to any parking duration restrictions. Due to the program's small enrollment size, small staff size limited classroom capacity, and staggered arrival and departure times, traffic and parking impacts to the neighborhood due to this use are expected to be minimal. Additionally, this parking plan should not impact the use of the shared driveway or needed parking on Rob's Roofing's site and will still provide adequate space for snow storage and plowing operations in winter.

### Architectural Plan

No major changes to the exterior of the building are proposed as part of this project.

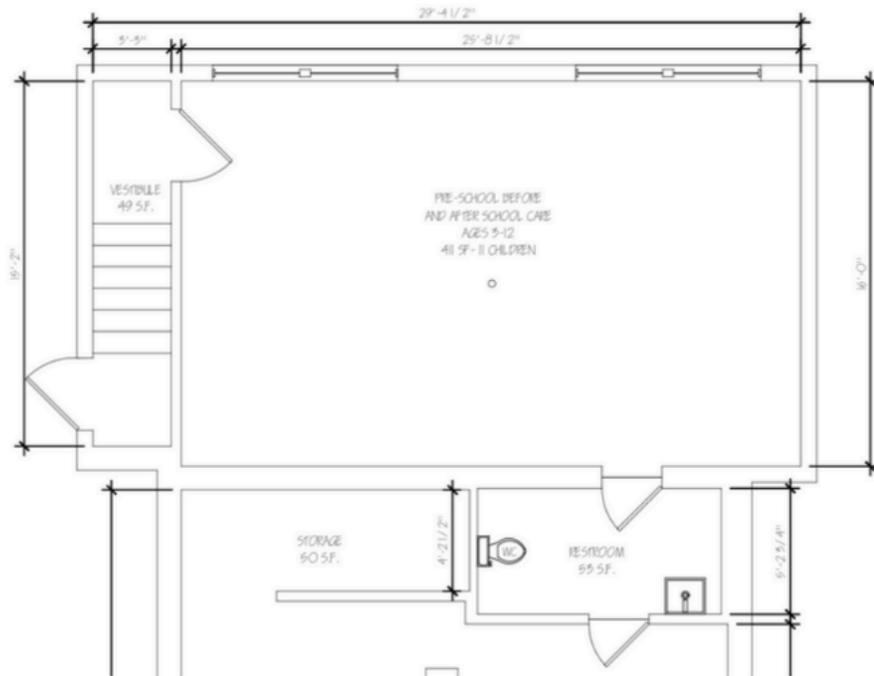
### Floor Plans



A floor plan has been submitted by the applicant showing the designations of use within the interior of the building. Customers will utilize surrounding street parking and enter through

the main upper or lower entrances to the building off of Lincoln Ave. The first floor level of the daycare will facilitate care and education for children primarily around the age of 3. The “Young Threes” room will accommodate four children and is 165 sq.ft. From here, access to the “Toddler Threes” room is provided in a 180 sq. ft. space with an adjacent bathroom, which will support five children. Heading south on this floor, a director’s office, staff lounge/supply room and small supply closet will encompass the remaining space.

The basement level of the building will be dedicated to a 411 sq. ft. space facilitating pre-school and after school care for 11 children between the ages of 5-10. A 55 sq. ft. restroom will be accessible for children and staff on this level of the building. This space will be staffed with two teachers at all times and an additional handwashing sink will be installed outside of the restroom for use.



**Design Guidelines**

This project is considered a minor redevelopment. Design guidelines are not required for this project.

**Recommendation:** Plan Commission approval of the Site, Landscaping, and Architectural Design Review for Scholars First Education, a proposed Group Child Care use, at 6014 W. Lincoln Ave. (Tax Key No. 475-0279-000) subject to the following conditions:

1. Common Council approval of the conditional use (scheduled March 10<sup>th</sup>, 2026)
2. A revised site and landscaping plan being submitted to show the following:
  - (a) confirmation of four-sided refuse enclosure screening details; (b) an

amendment of fencing type from chain link fencing to a material more compatible with the neighborhood scale (wood, wood composite, decorative) as well as an indication of the height of the proposed fence. (c) the proposed number and location of the cement planters, with plant species indicated on the site plan.

3. Signage plan submission for design approval.