



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 25, 2026
6:00 PM**

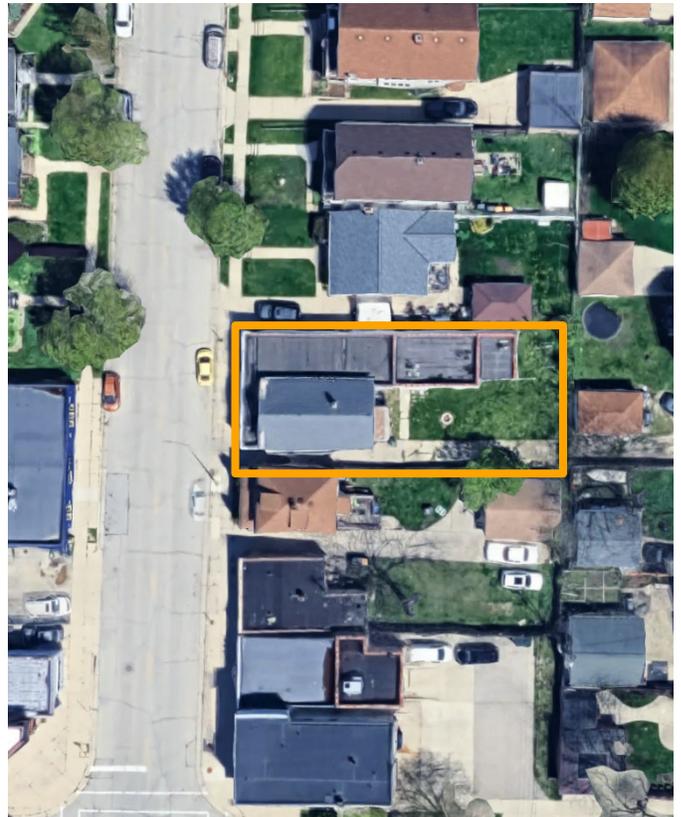
- 3A. Conditional Use Permit for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St.**

- 3B. Site, Landscaping, and Architectural Design Review for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St. (Tax Key No. 452-0308-000)**

Overview and Zoning

Discovering Scholars Academy LLC is a proposed child care facility for children of various age groups, including infants, toddlers, preschool, and school-age children. The facility will operate on two shifts and accommodate approximately 30 children per shift. Staffing will include six individuals: four classroom teachers (one per age group), one floater/meal server, and one director. The project consists of an interior alteration of the first floor of the building at 1568 S 81st Street to allow daycare occupancy.

Hours of Operation are proposed to be from 6 a.m. to 12 a.m. to provide early morning to late-night care to support first and second shift workers. The property is zoned C-2. Group Child Care Center uses are considered Conditional Uses in the C-2 district.



Site Plan

A property survey was completed by the applicant to show the overall site. Minor changes are proposed for the site including an outdoor play area in the rear. Overall, the site shows the existing building that extends towards the rear of the property, a small wood porch extending from the building, and a narrow concrete driveway extending to the rear yard. The applicant indicated that a drop off area will be located on 81st St in front of the building. The overall site is too small to support any onsite parking. Staff will park on 81st St. However, staff needs to confirm that the tenant in the apartment does not utilize this driveway. Further details are needed on any refuse enclosures, landscaping, and the outdoor play area.

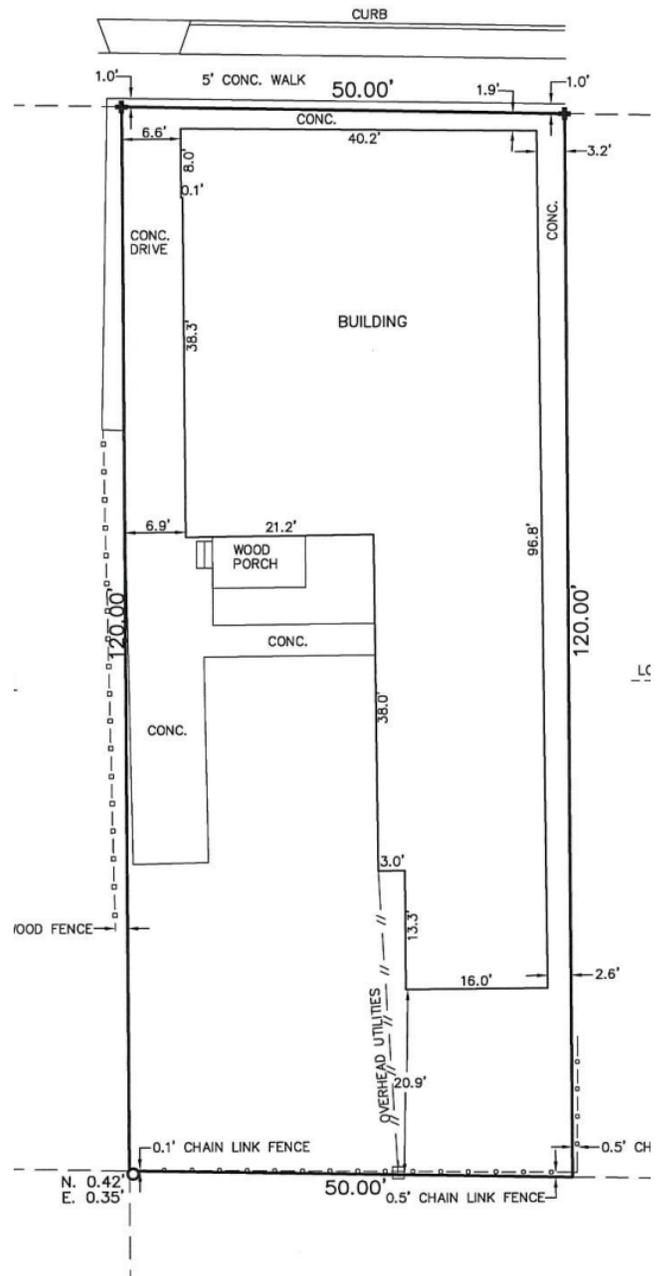
Architectural Plan

An architectural plan was not submitted by the applicant as there are no plans to alter the existing façade beyond potential replacement of windows. Upon inspection, staff did note there was a remnant structure on the wall for a previous sign. Staff is requesting this to be removed.

Floor Plan

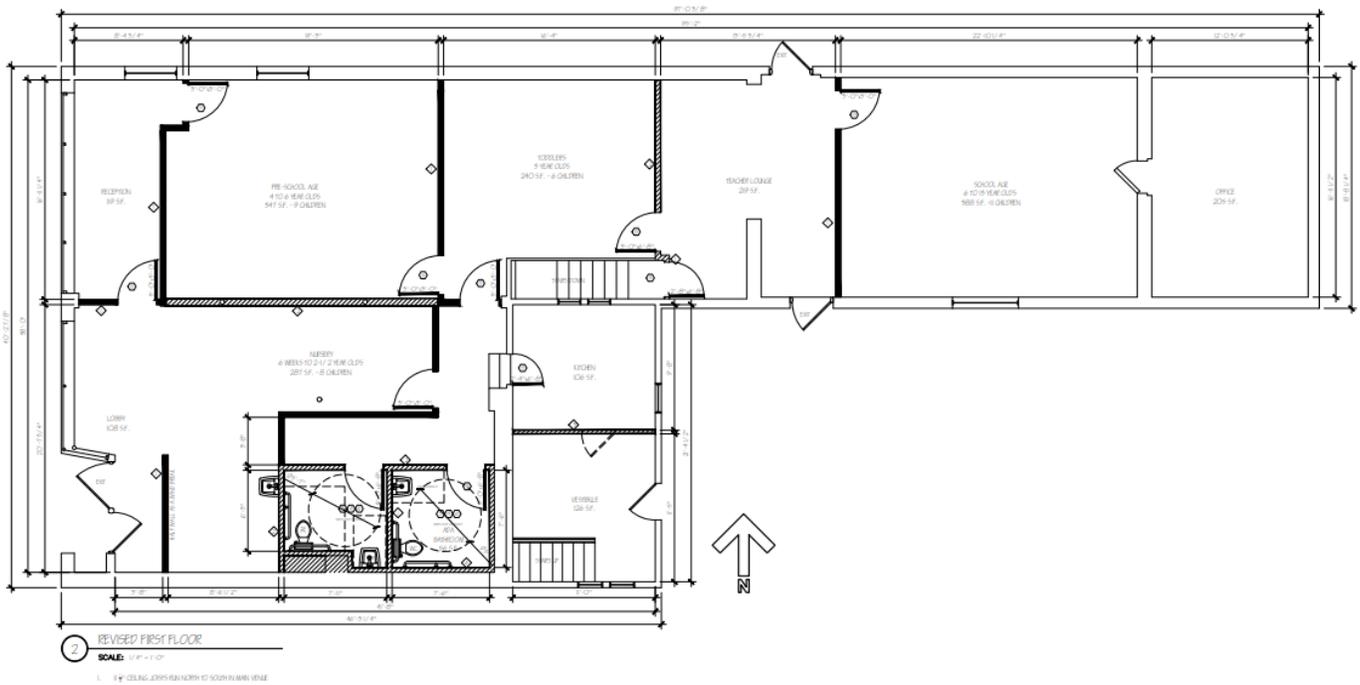
A floor plan was submitted by the applicant to show the overall daycare operations. Entering off of 81st St, customers will first

see a lobby. In addition to a lobby is a reception area. The lobby and reception area connects directly to the nursery area which supports infants ages 6-weeks to 2 ½ years old. The nursery leads to an internal hallway that has access to two updated ADA bathrooms. The hallway also connects to a vestibule for the rear entrance. Additionally, a kitchen with an oven, fridge, and microwave is connected to this hallway. The last area the hallway connects to is a series of connected rooms. The first connected room is a proposed toddler room for children around 3 years old. The west internal door for this room connects to a pre-school age room for children aged 4-6 years old. The east door connects to a teachers lounge for staff. An



additional door on the eastern side of the teachers lounge connects to a room for school-age children, aged 6 to 13 years old.

The operations are proposed solely for the first floor. An existing apartment is upstairs. Staff is requesting further details on where this connection to the upstairs apartments is within the floor plan.



Design Guidelines

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

Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St. (Tax Key No. 452-0308-000)

(Items 1-4 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. Common Council approval of the Conditional Use Permit (Scheduled for March 10, 2026)
2. A revised site, landscaping, and architectural plan being submitted to show the following: (a) landscaping elements such as planter boxes, trellis', or other features on the site to contribute some natural features to the already built-out site); (b) refuse location and screening plan; (c) details on the outdoor play area including location, equipment, and any other pertinent details; (d) removal of the remnant sign support structure on the front façade
3. Building permits being applied for with the Code Enforcement Department for review.
4. Scope of work being indicated on signage and lighting. A signage permit will be required with the Planning & Zoning Department.