



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 26, 2025
6:00 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

4. **Site, Landscaping, and Architectural Design Review for Mother of Perpetual Help Parish, an existing Religious Institution use, at 2322 S. 106th St. (Tax Key No. 485-0036-002)**

Overview and Zoning

Mother of Perpetual Help Parish is proposing to alter their existing site to create a circle driveway to aid in drop-offs and pick-ups. The parish is fund raising and may propose a fellowship addition on the west side of the church at a later time.

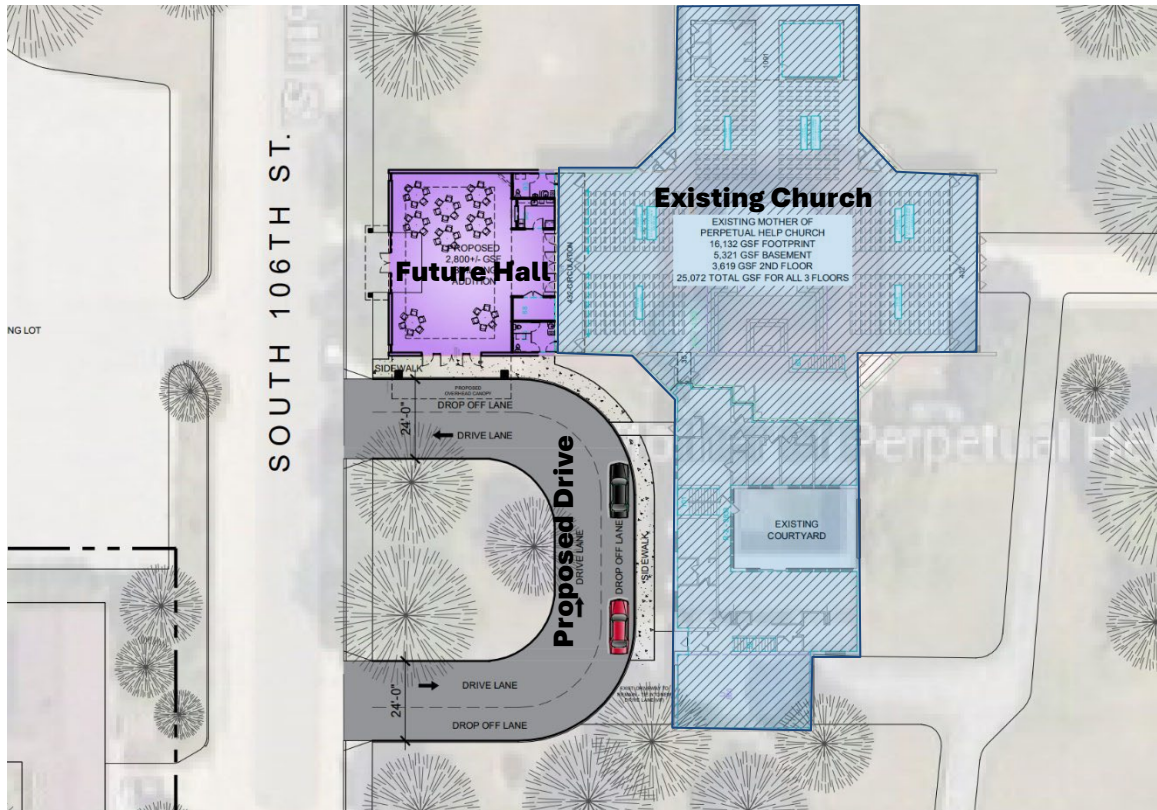
The property at 2322 S. 106th St. is zoned RC. No changes are proposed to the operations of the parish.

Site Plan

A site plan was submitted by the applicant to show the proposed driveway area. Shown on the plan is a 24-foot-wide driveway off of S. 106th St. The driveway approaches the existing church building and then wraps back around to S. 106th St. An existing curb cut will be utilized for the south entry point. A new curb cut will be placed for north entry point of the driveway. Adjacent to the proposed north curb cut is an existing curb cut that staff is recommending being restored to curb. The proposed driveway will service an existing garage, the existing southern wing of the church building, and a possible, yet to be proposed, future addition to the west wing of the church.



Existing curb cut that is recommended to be removed

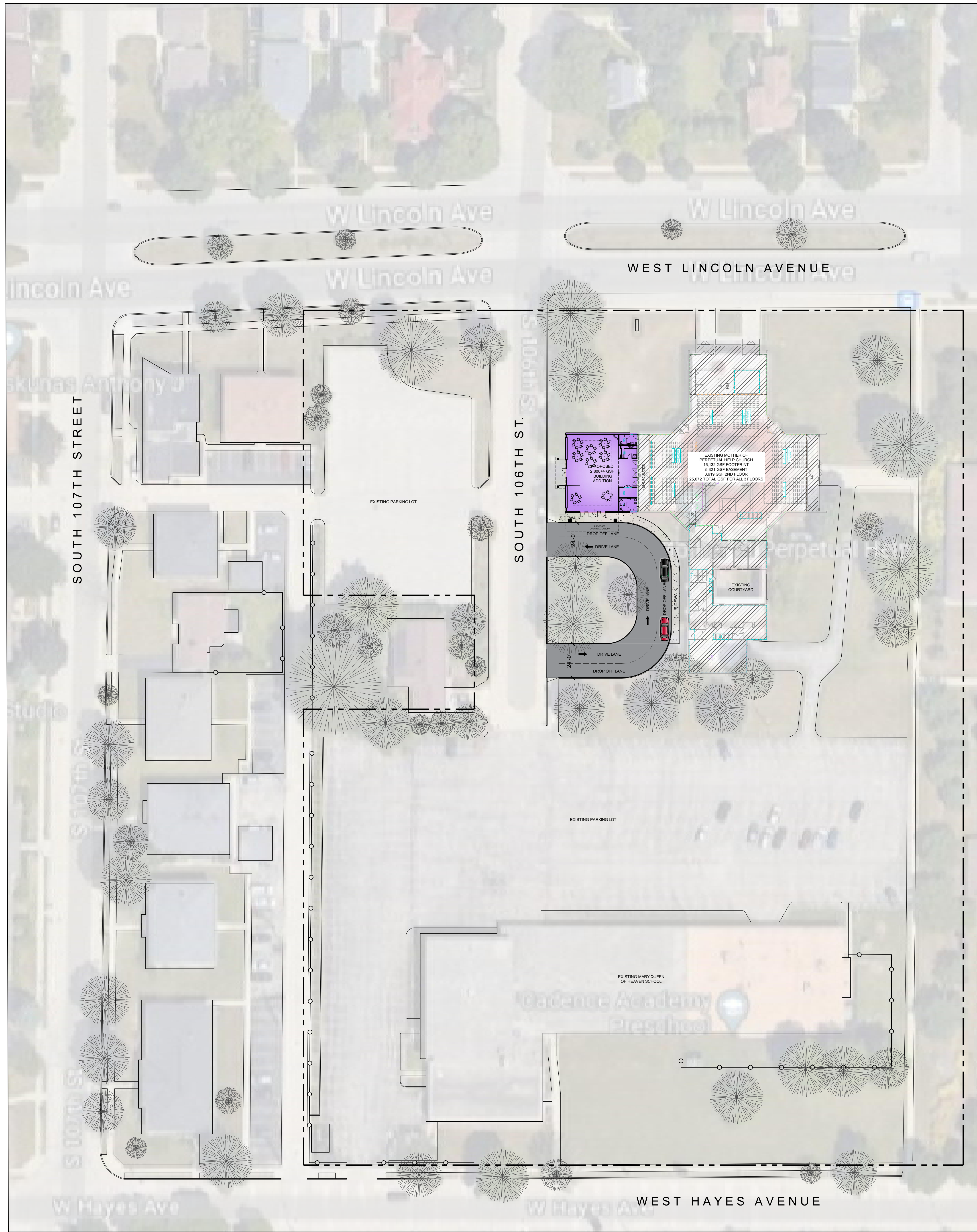


Design Guidelines

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

Recommendation: Approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for Mother of Perpetual Help Parish, an existing Religious Institution use, at 2322 S. 106th St. (Tax Key No. 485-0036-002) subject to the following conditions:

1. Removal of the existing curb cut and full restoration of the curb
2. Street Excavation and Driveway Approach Permits being applied for with the Engineering Department for review.



- ### GENERAL NOTES
1. THIS PLAN IS PRELIMINARY IN NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. PROPERTY BOUNDARIES AND EXISTING WERE GENERATED USING AERIAL PHOTOGRAPHS AND FIELD INFORMATION. SITE ACCURACY CANNOT BE VERIFIED UNTIL LAYED OUT IN RELATION TO A CURRENT SURVEY OF THE PROPERTY.
 2. ZONING AND PLAN REVIEW FEES AND APPLICATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY
 3. ALL SITE UTILITY LOCATIONS SHALL BE VERIFIED VIA CURRENT ALTA/ARCHITECTURAL SURVEY FOR THE PROPERTY IN QUESTION. THE ARCHITECT SHALL NOT ASSUME RESPONSIBILITY FOR UTILITIES NEEDED THAT ARE NOT IMMEDIATELY ADJACENT TO THE SITE.
 4. UTILITY PERMITS, TAP FEES AND STORM WATER FEES INCLUDING WATER MODEL CALCULATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY
 5. STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY
 6. CURRENT STATUS OF PROPERTY WITH REGARD TO LOCATION IN A FLOOD PLAN MUST BE VERIFIED WITH THE LOCAL MUNICIPALITY. WETLAND BOUNDARIES AND SETBACKS SHALL BE VERIFIED BY A WETLAND SURVEYOR.
 7. LANDSCAPING SHOWN, IF ANY, IS FOR REFERENCE ONLY.

SITE SUMMARY

ZONING

RC - INTENDED FOR DENSE, MULTI-UNIT HOUSING DEVELOPMENT
RELIGIOUS USE IS CONDITIONAL
NOT IN A FLOODPLAIN DISTRICT

SURROUNDING ZONES:
NORTH - WEST LINCOLN AVENUE
EAST - ZONE C4 - LARGE-SCALE COMMERCIAL DEVELOPMENT
SOUTH - WEST HAYES AVENUE
WEST - SOUTH 106TH STREET

AREAS

EXISTING LOT AREA: 262,221 SF OR 6.02 ACRES
EXISTING BUILDING AREA: 25,072 GSF (16,132 GSF FOOTPRINT)
NEW ADDITION AREA: 2,790 GSF
TOTAL PROPOSED AREA: 27,862 GSF (18,822 GSF FOOTPRINT)
MAX. LOT COVERAGE: N/A

PARKING

TOTAL PARKING NEEDED PER CITY:
3/1000 SF: 2% HANDICAP

TOTAL PARKING REQUIRED BY CLIENT: N/A

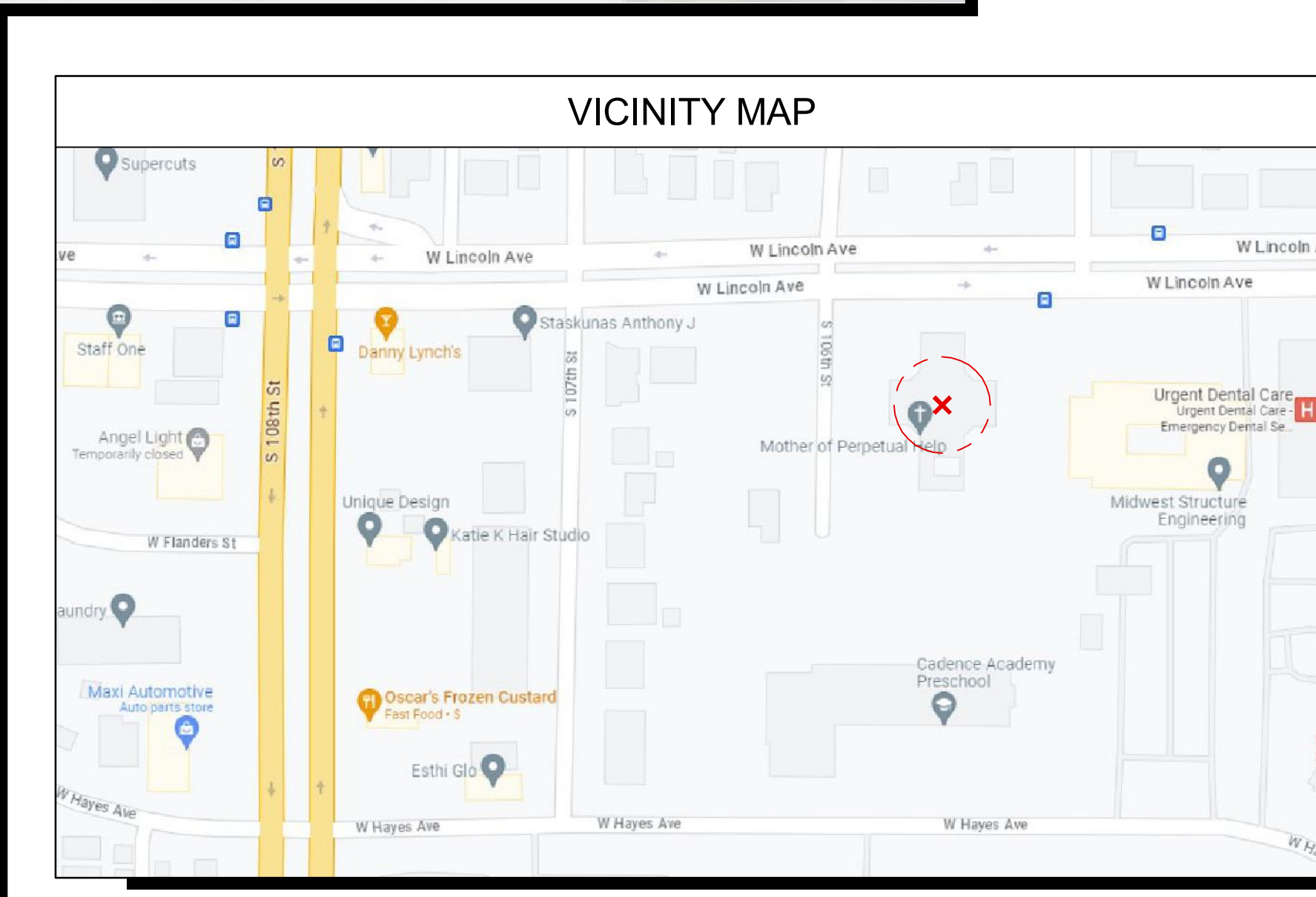
SETBACKS (FOR RC ZONE)

STREET: 20' MAX. STRUCTURE SETBACK FROM W LINCOLN AVE
NO MIN. STRUCTURE SETBACK FROM W LINCOLN AVE
20' MAX. STRUCTURE SETBACK FROM S 106TH STREET
NO MIN. STRUCTURE SETBACK FROM S 106TH STREET

SIDE: N/A
REAR: N/A
HEIGHT: 85'

DRAWING LEGEND

- INDICATES EXISTING PROPERTY LINE
- INDICATES REQUIRED SETBACKS AND EASEMENTS
- INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE
- INDICATES PEDESTRIAN OR ACCESSIBLE AISLE STRIPING



0 15'-0" 30'-0" 60'-0"
SCALE: 1" = 30'-0"

Prepared By:
ARCHITECT

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Wisconsin License # 7456-5
Expires: July 31, 2026

NO.	REVISION DESCRIPTION	DATE	#

CKA
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CKA REGISTRATION # T026052

Proposed Addition for:
Mother of Perpetual Help
Proposed Addition
2322 South 106th Street
West Allis, Wisconsin 53227

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Drafted By: JAP/TWM
Checked By: JTP
Date Drafted: 11/15/2024
Project #: 23020-01

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PROPOSED ARCHITECTURAL SITE PLAN