



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, February 23, 2022
6:00 PM
City Hall – Room 128**

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

- 2A. Special use permit application to establish a school within a portion of the existing building located at 2500 S. 68 St.**
- 2B. Site, landscaping, and architectural plan to establish a school within a portion of the existing building located at 2500 S. 68 St. submitted by Pastor Brandon Koble of Trinity Lutheran (Tax Key No. 490-9999-002).**

Items 2A and B may be considered together.



Overview and Zoning

Trinity Lutheran was formed in 1942 in the former Fairview public school (on the current site of WAWM Recreation Department immediately north). In 1947 Trinity purchased and built upon lands just south of W. Arthur Ave. on what is now their current location at 2500 S. 68 St. Subsequent church expansion in the 1950's and the integration of a Sunday school program in 1966 offered 27 different classes. In 1970, Trinity broke ground on a school addition for new school/classroom space which was opened a year later and the school encompassed grades Kindergarten through first grades.



[1951 aerial view \(link: MC LIS\)](#)

[1970 aerial view \(link: MC LIS\)](#)

Trinity Lutheran school hasn't been in operation since about 2011. Given the lapse in use (more than 12 months), and new format a special use is required. The property is zoned RB-2, residence district which permits schools as a special use. The new format of the school will establish a Classical Lutheran High School within the existing building. The area will occupy about 6,500-sf (see floor plan that generally highlights the school areas) and utilize former classroom areas on the ground and first floor of the building.



The mission of Trinity Lutheran Classical School is to nourish students with a classical education that instills truth, goodness, and beauty through an emphasis on and adherence to the Holy Word of God. Focusing on the traditions and teachings of the universal Christian Church, they will prepare students to faithfully serve in the home, the Church, and the public life of the community.

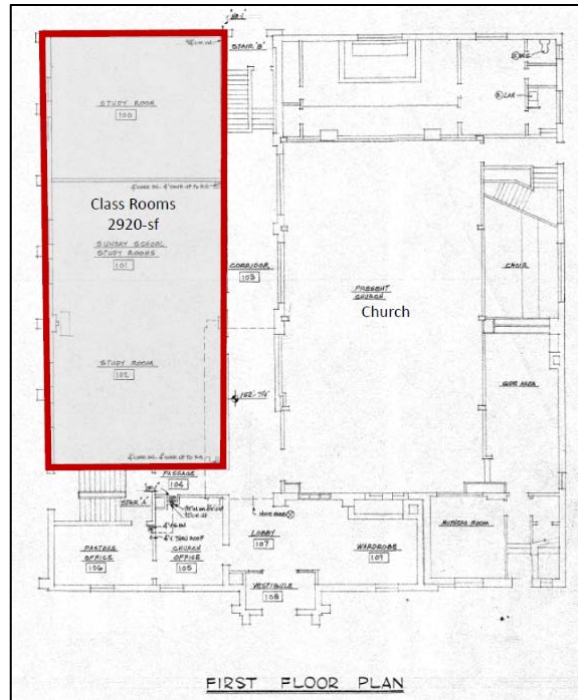
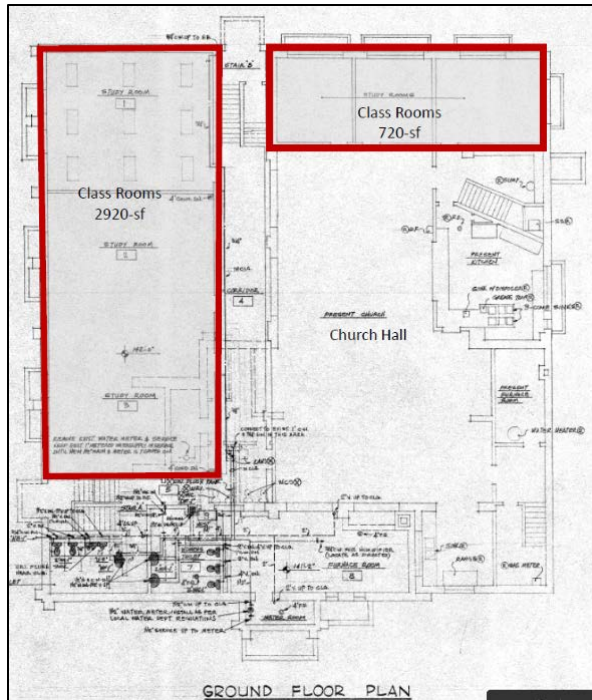
Site, Landscaping and Architectural Plans

A summary of their proposal is included within the Plan Commission's review materials, but highlights include:

- The goal is to open this fall. The school would initially be opened with about 10 students and a few staff but seeks to grow to an enrollment of about 50 students.
- No alterations are proposed to the site or to the building as part of their submittal.
- Students will arrive via private vehicle or be dropped off.

[2020 aerial view \(link: MC LIS\)](#)





Recommendation:

Common Council approval of the Special use permit application and approval of the Site, landscaping, and architectural plans to establish a school within a portion of the existing building located at 2500 S. 68 St. submitted by Pastor Brandon Koble of Trinity Lutheran (Tax Key No. 490-9999-002) subject to the following:

1. A plan being submitted to the Planning and Zoning office: (a) specify repairs to rear yard chain-link fence along alley; (b) the refuse area being enclosed, and details of the enclosure being provided with respect to location, material and fence height.
2. Common Council approval of the special use. A public hearing before the Common Council is expected to be scheduled for March 15, 2022 at 7pm.