

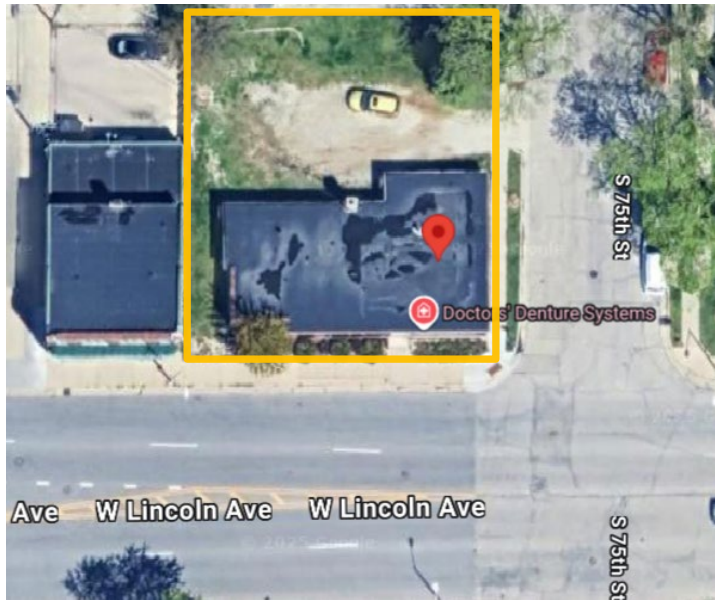


STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 22nd, 2025
6:00 PM

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

7. Site, Landscaping, and Architectural Design Review for S&A Bellas Suite Beauty Salon, a proposed Neighborhood Service use, at 7500 W. Lincoln Ave. (Tax Key No. 476-0657-000)

Overview and Zoning



Luis Barbosa, on behalf of the owners of S&A Bellas Suite Beauty Salon, has applied to propose a series of changes to the building's interior and exterior as well as notable changes to the landscaping at [7500 W. Lincoln Ave.](#) The building will be converted from a former dental office to a new salon, changing the use of the site to a neighborhood service use. 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", a neighborhood service use is a permitted use.

S&A Bellas Suites intends to be open daily from 10:00 am until 8:00 pm by appointment

only. The existing building is a one-story, 2,284 sq. ft. building with a basement and ample green space on the site. Overall, Luis is proposing exterior alterations such as adding handrails to an existing ramp along Lincoln Ave., creating a new parking lot and green space area toward the back of the building, and removing and replacing several windows. The building's interior will change through replacing damaged drywall, removing several non-load bearing walls, updating the interior room layouts, adding one ADA restroom, adding new walls and finishes, and generally upgrading the building's HVAC system.

Site and Landscaping Plan

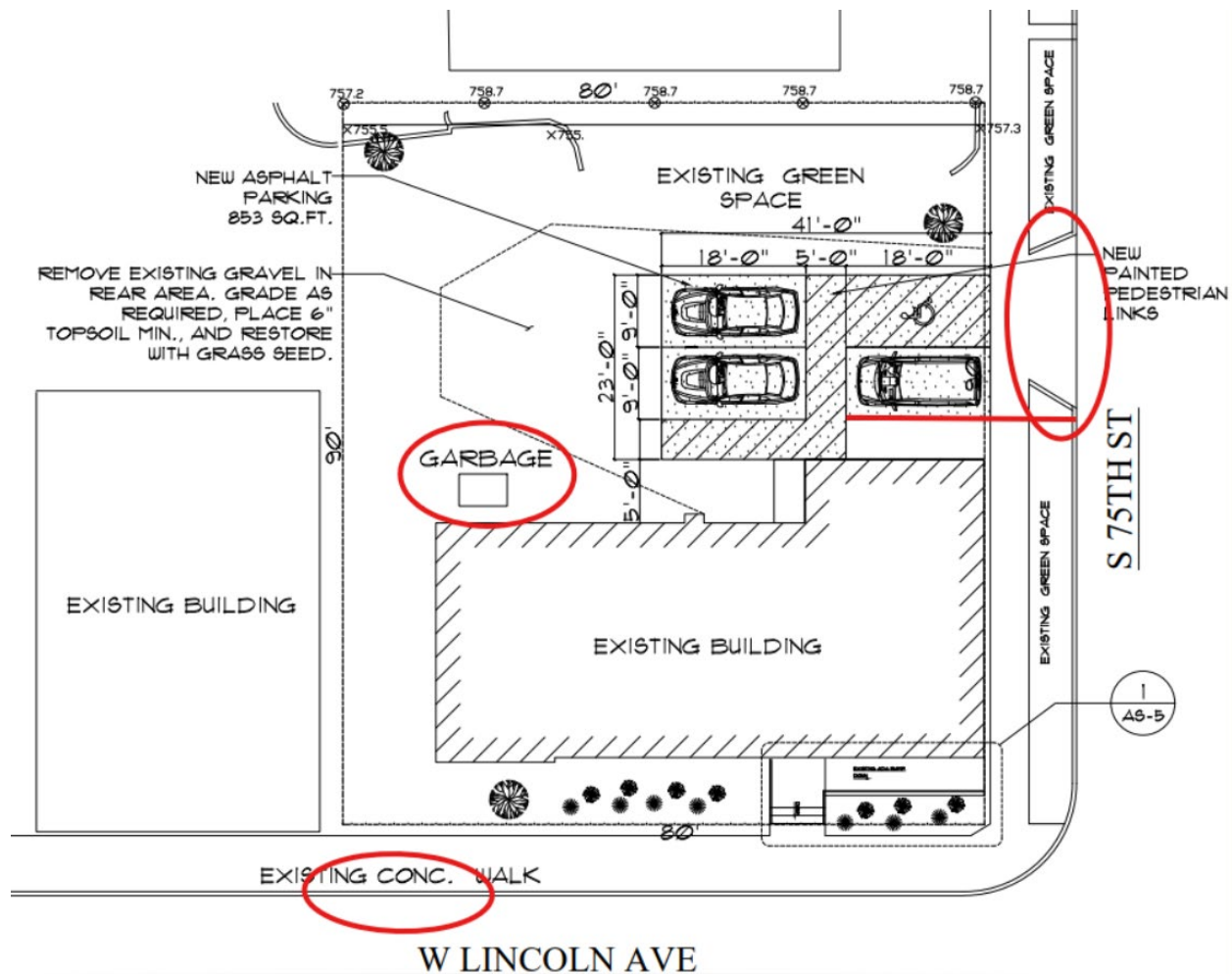
The property has a roughly 7,200 sq. ft. lot that has an existing building of about 2,200 sq. ft. in area. It is a single story, commercial structure with a basement that contains an existing concrete walkway and ADA ramp facing W. Lincoln Ave. There is a retaining wall and ample green space to the northern portion of the lot that will remain through these plans.

There is an existing gravel parking lot behind the building, and the applicant proposes to pave a 975 sq. ft. portion of the rear yard with asphalt paving. The plans also show an updated dumpster area that is separated from the proposed paving area. The new parking lot as proposed will have three standard parking spaces with one ADA-compliant parking stall. Engineering, Code Enforcement, and the Planning department have commented regarding the layout of the parking lot that the ADA parking stall must be located closest to the building, and this spot cannot be obstructed by any of the other parking stalls. A typical ADA stall is 11-ft wide

stall + 5-ft wide access aisle x 18-ft deep. The access aisle is typically on the passenger side of the vehicle. As proposed it's shown at 9-ft wide with another parking stall located behind it.

A refuse enclosure with a concrete pad and 6' high cedar wood fence and gate is also included in the landscaping plans. Although the details of this enclosure meet the requirements imposed by Planning and Zoning, the location of the refuse container itself should be amended to be located in an area closer to where the refuse will be collected. Its present placement would make rolling this container across the restored green space very difficult, so it is recommended that this feature is moved closer to a paved area for access.

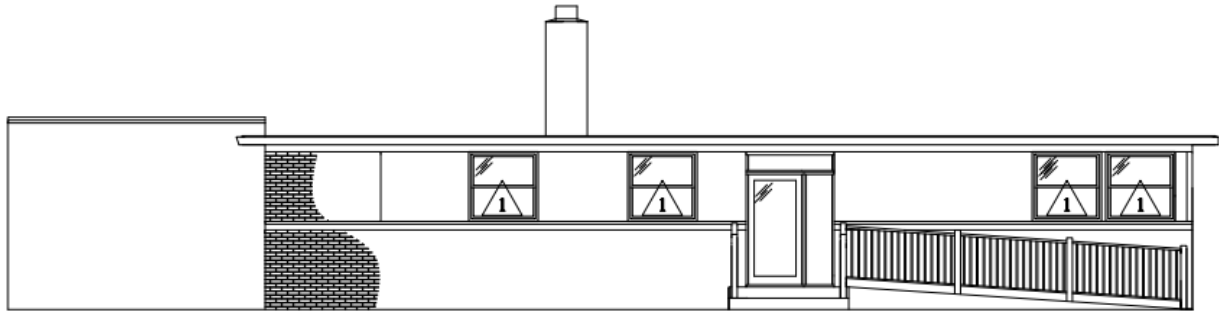
The existing gravel lot to the back of the site will partially be replaced by this lot and regraded. In the regions of this gravel lot that are not replaced by the new parking lot, 6' of topsoil and grass seed will be planted to restore this region to green space. Staff is recommending landscaping or other screening along the north property line be shown on plan. All other landscaping features such as trees and shrubbery will be unimpacted by the proposed changes to the site and will remain unchanged. No lighting or signage plans have been submitted at this time.



cabinet elevations. On this floor, three points of egress exist to the building's south, west, and north of this floor.

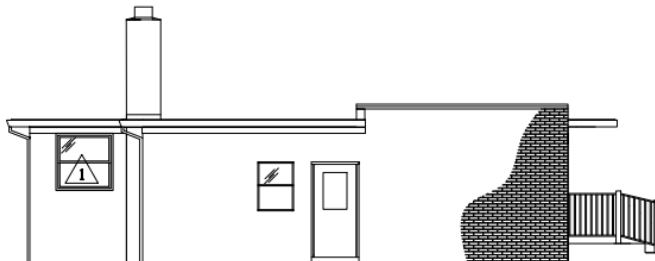
Architectural Plan

The existing brick and masonry walls will remain as-is on the building, with no new material callouts or color changes specified to the building's exterior. New exterior work to the building will include the installation of new metal handrails on both sides of the existing ADA ramp facing W. Lincoln Ave. and the replacement of several windows with new, matching windows.



1 Existing South Elevation (Front)
A-4.0 Scale: 1/8" = 1'-0"

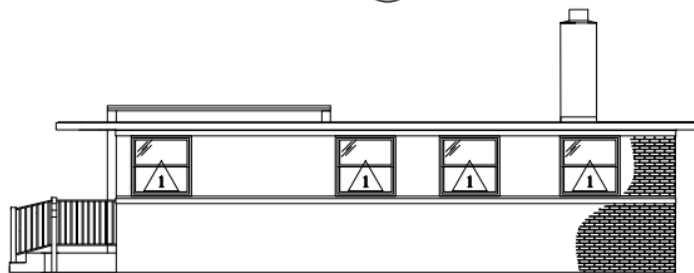
South Elevation: This elevation shows the existing ADA ramp that will receive the new metal handrails. Here, no other changes are proposed aside from four new vinyl double-hung windows with double-paned glass.



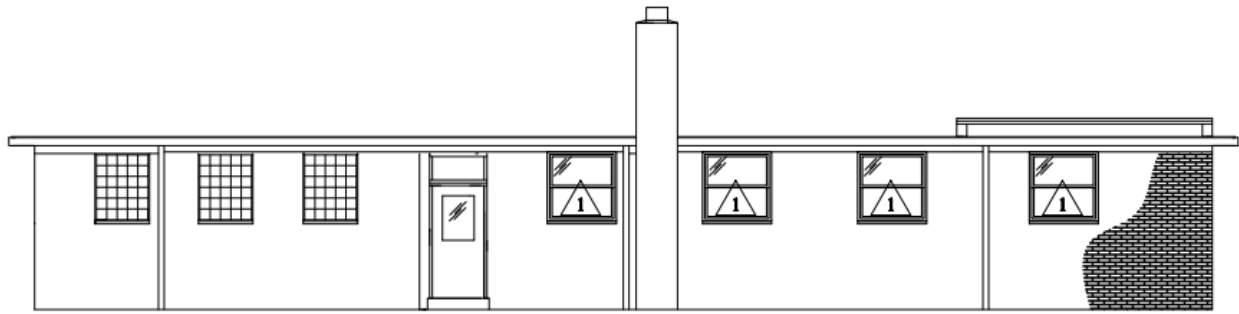
2 Existing West Elevation
A-4.0 Scale: 1/8" = 1'-0"

West Elevation: The west elevation indicates that the architectural façade features here will remain the same, with one window replaced with a vinyl double hung window with double paned glass.

East Elevation: This elevation's façade features will remain the same aside from the replacement of four windows to the specifications matching the other replacement windows and fixture treatments.



3 Existing East Elevation
A-4.0 Scale: 1/8" = 1'-0"



4 Existing North Elevation (Rear)
A-4.0 Scale: 1/8" = 1'-0"

North Elevation: The façade features here will largely remain unaltered, aside from the replacement of four windows to the specifications matching the other replacement windows and fixture treatments.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for S&A Bellas Buite Beauty Salon, a proposed Neighborhood Service use, at 7500 W. Lincoln Ave. (Tax Key No. 476-0657-000) subject to the following conditions:

1. A revised site, landscaping, and architectural plan being submitted to the City Planning Office to show the following: (a) a revised parking plan that creates an ADA-compliant parking stall. The parking lot could also be reconfigured to accommodate fewer parking stalls or resized/enlarged reorientate stalls so as to not back out to the street; (b) relocation of the refuse container on a paved surface and contiguous with the proposed paved parking area, (c) additional landscape or screening along the north property line to buffer adjacent residential use.
2. Driveway permit being applied for with Engineering Department for any modification work required by Engineering Department within Right-of-way to existing openings on S. 75 St. and W. Lincoln Ave.
3. An exterior site lighting plan for the overall properties being provided to identify existing and proposed exterior lighting. Fixture details being provided.
4. Any new signage shall be submitted for signage design review and permitting.

Project Description

Date: October 7, 2025

Project: S & A Bellas Suite LLC
Beauty Salon

Location: 7500 W. Lincoln Ave., West Allis, WI 53214

Owners: Maria A. Tinajero - (414) 595-2243
Sandra A. Tinajero Amado - (262) 395-5133

- The proposed project calls for minor exterior and interior alterations in the existing building.
- The proposed new occupants will provide general beauty aid services for facials, haircuts, make-up, etc.
- The business will be open from 10:00am to 8:00pm
- The clients will come by appointment only.
- The existing building is a one-story building with a basement level and a green space in the back of the building.

Description of Building Improvements

Exterior Alterations

1. Add handrails on both sides of existing handicap ramp at the main entrance facing W. Lincoln Avenue.
2. New asphalt surface in the back of the building for three cars and space for handicap parking. The gravel in the back area will be removed and the surface restored with grass.
3. Removal and replacement of several exterior windows.

Interior Alterations

1. Removal of several interior non-load bearing walls on the first floor.
2. Removal and replacement of damaged drywall on several non-load bearing walls in the basement level.
3. Construction of several new interior non-load bearing walls on the first floor.
4. One new handicap accessible toilet room.
5. New interior finishes

6. General upgrades to the HVAC, electrical, and plumbing systems
 - Separate applications and request for permits will be done by the selected contractors for these systems.

Luis Barbosa, AIA, ALA – Architect

PROJECT

S&A
Bellas Suite LLC
Beauty Salon
At
7500 W.
Lincoln Ave
West Allis, WI 53214

PROJECT NO. 2025-55

DATE 10/09/2025

REVISIONS

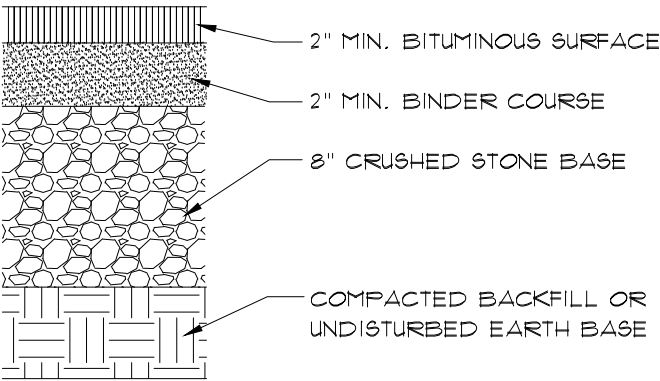
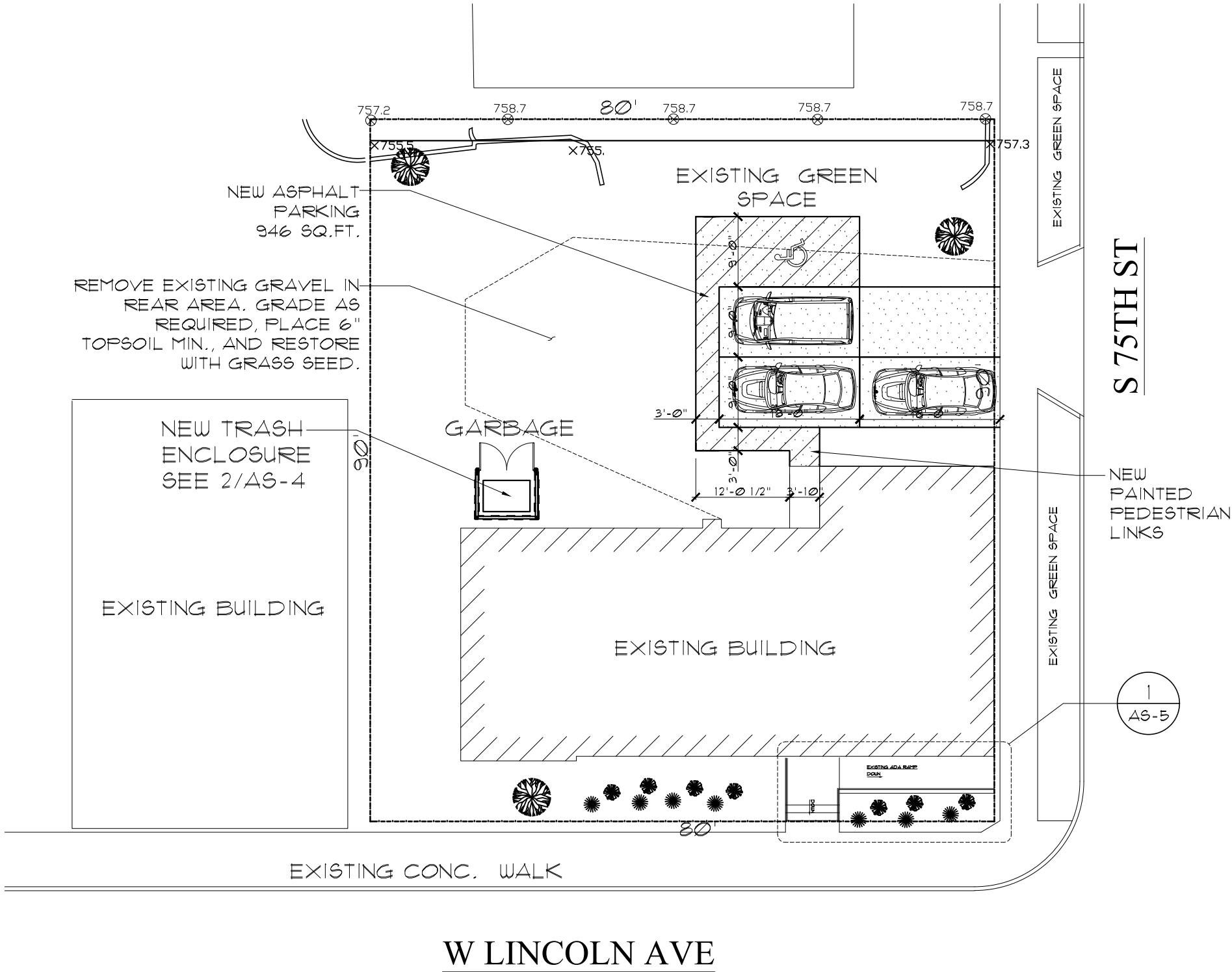
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SCALE as noted

SHEET NO. AS-2

SHEET TITLE



1 New Site Plan
AS-2 Scale: 1/16" = 1'-0"

2 Asphalt Detail
AS-2 Scale: N.T.S

PROJECT

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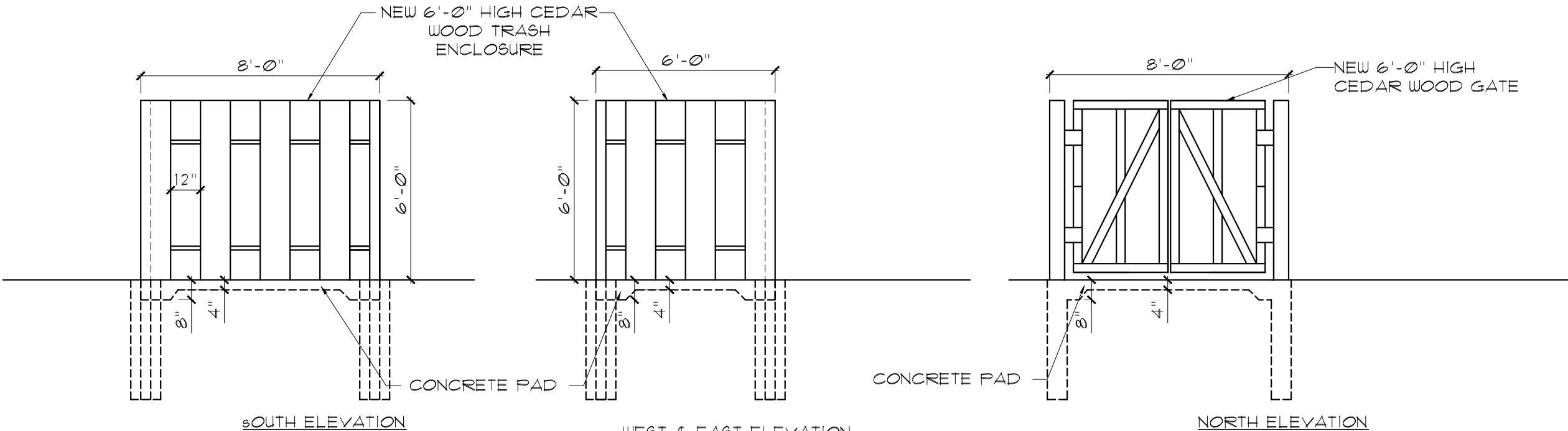
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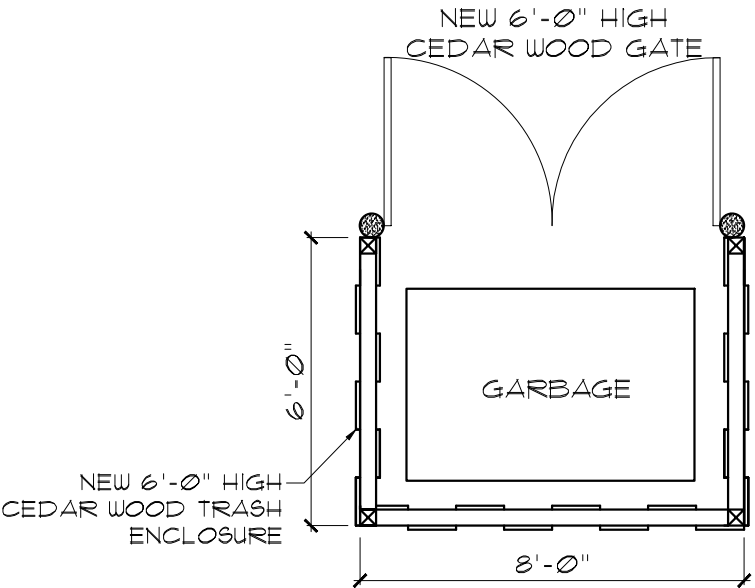
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SHEET NO. AS-4

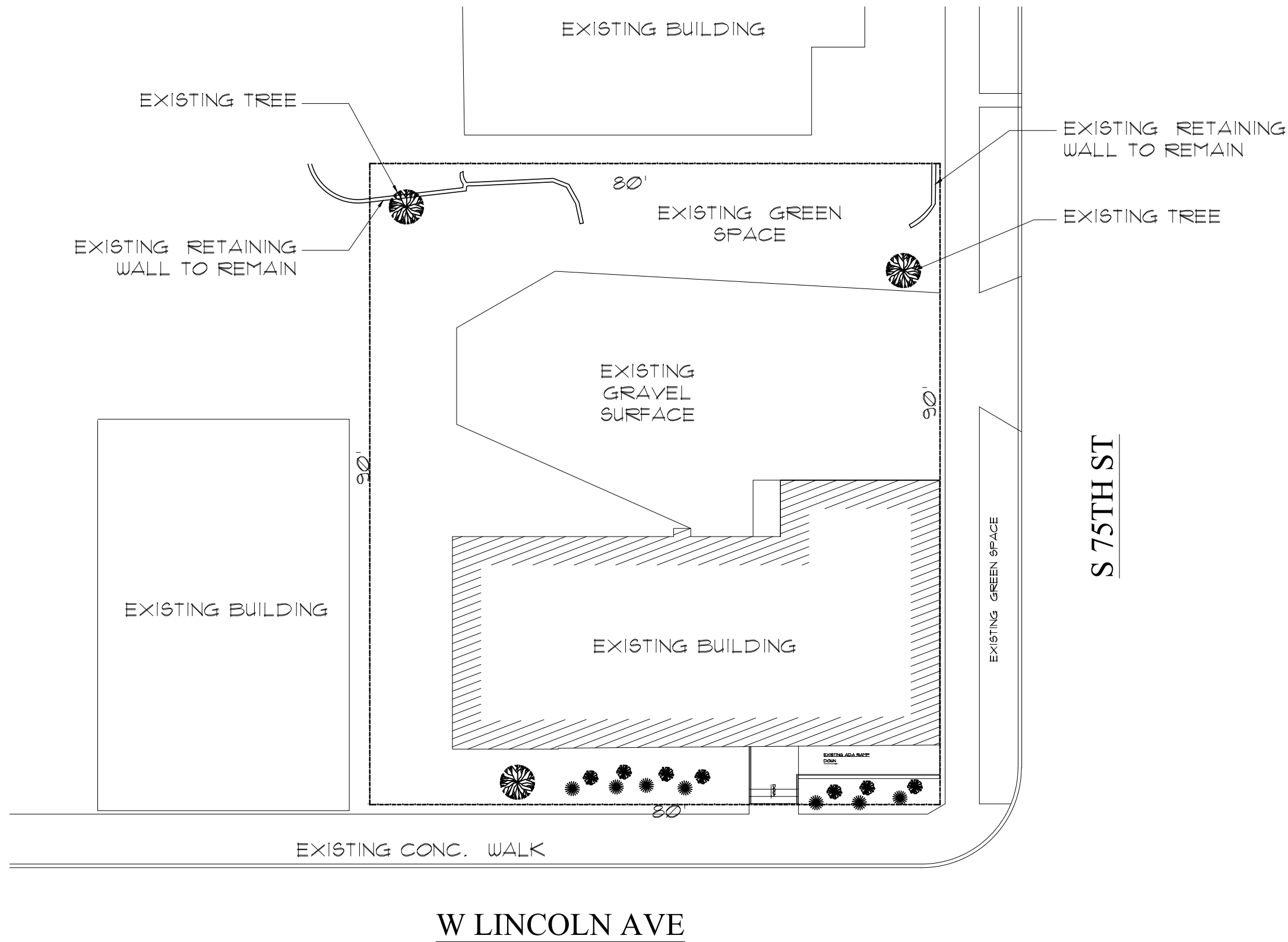
SHEET TITLE



1 Trash Enclosure Elevation
AS-4 Scale: 1/4" = 1'-0"



2 Trash Enclosure Plan
AS-4 Scale: 1/4" = 1'-0"



1 Existing Site Plan
AS-1 Scale: 1/16" = 1'-0"

N

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REVISIONS	

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. AS-1

SHEET TITLE

PROJECT

S&A
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Beauty Salon
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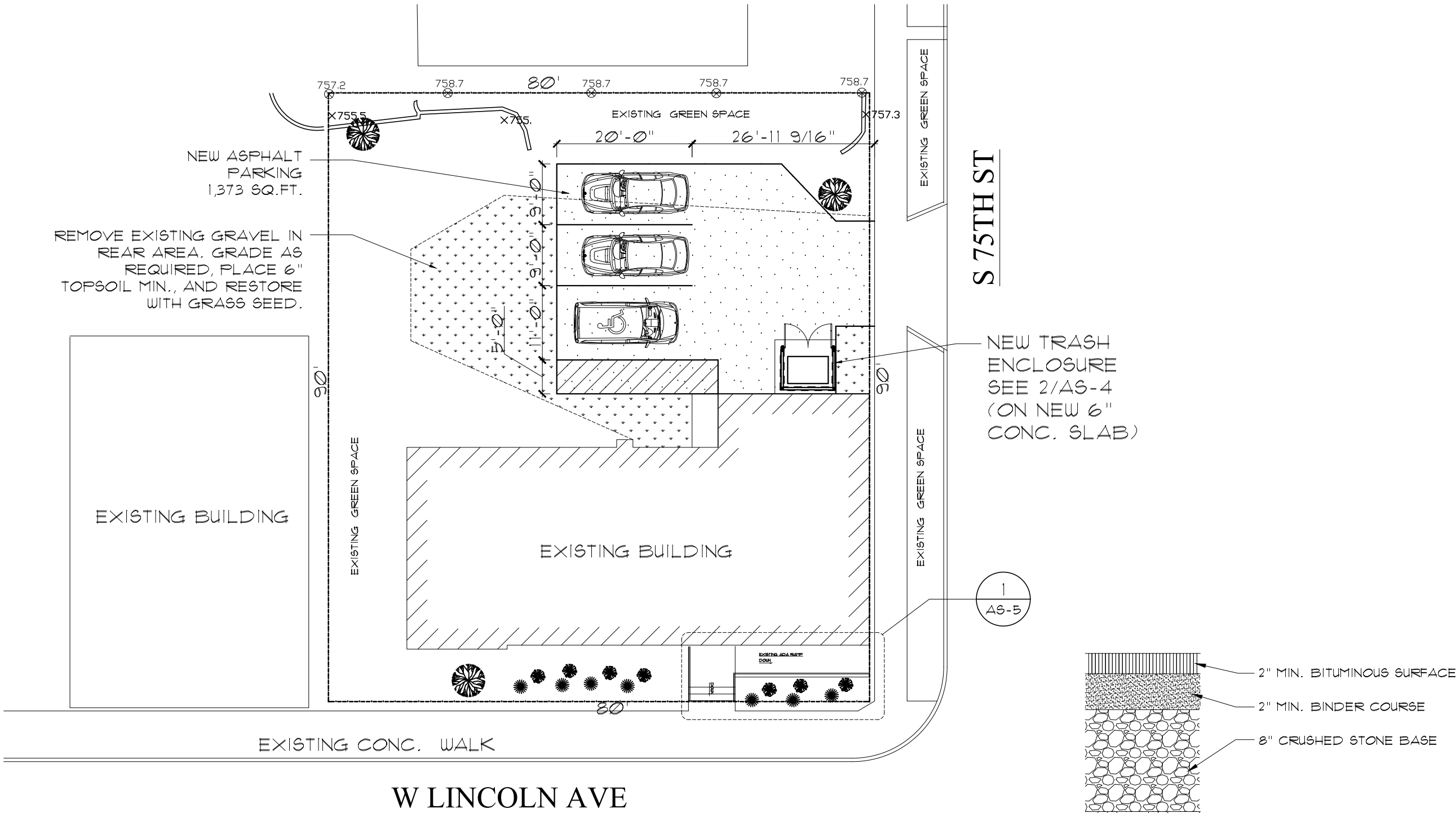
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SHEET NO. AS-2

SHEET TITLE



1 New Site Plan
AS-2 Scale: 1/16" = 1'-0"

2 Asphalt Detail
AS-2 Scale: N.T.S

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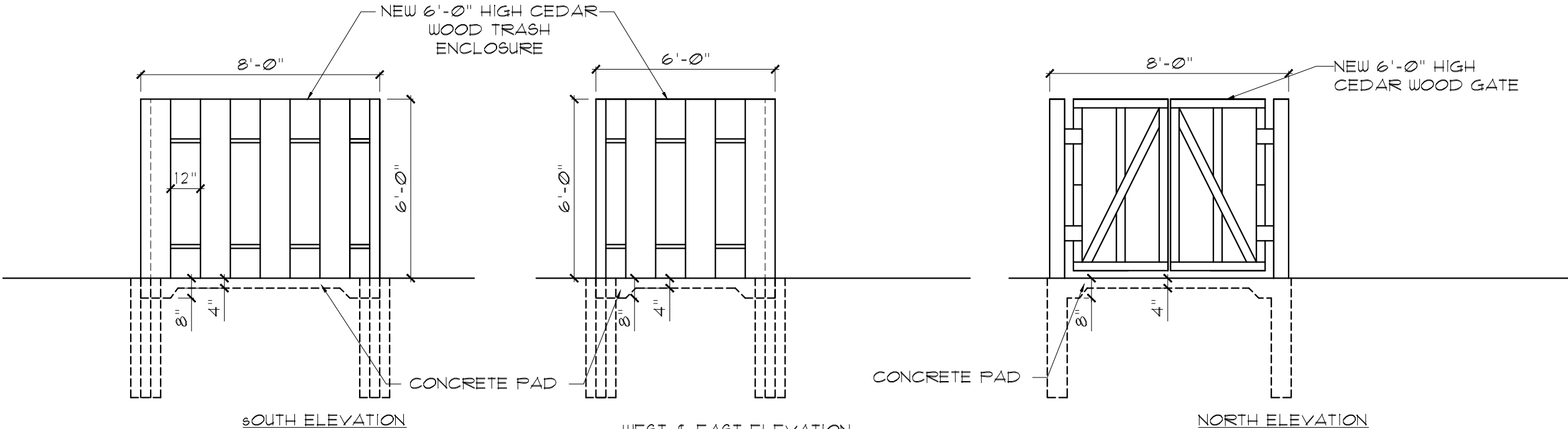
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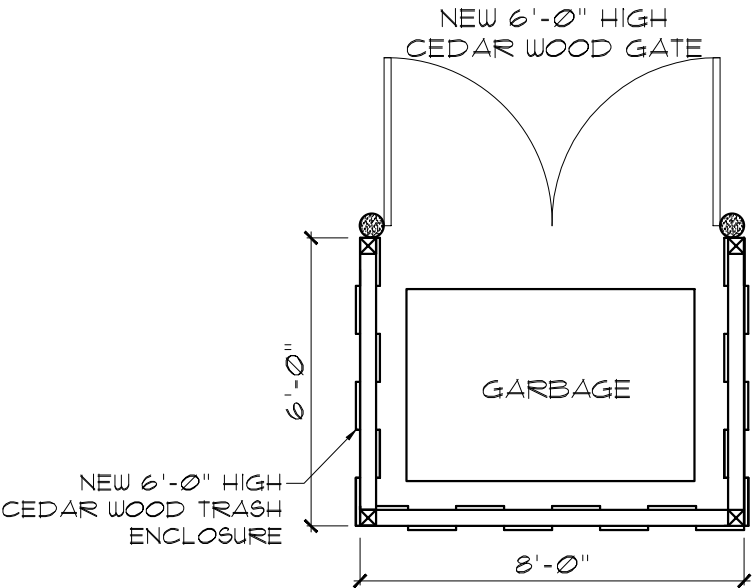
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SHEET TITLE



1 Trash Enclosure Elevation
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2 Trash Enclosure Plan
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