



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 28th, 2026
6:00 PM

7. Site, Landscaping, and Architectural Design Review for ABC Automotive, a proposed Light Motor Vehicle Service use at 1462 S. 81st St. (Tax Key No. 452-0263-001)

Overview and Zoning

Ashley Pollex has applied on behalf of ABC Automotive & Tire to expand their business operations and occupy 1462 S. 81st St. Formerly occupied by Bud's Transmission, this site has been used for Light Motor Vehicle Service operations for an extended period of time. Despite the presence of auto repair and services in this location, the neighborhood context for this site is largely residential and commercial, calling forth additional considerations to soften the proposed use's impact within the neighborhood.



Within a property zoned C-2, "Intended for a mix of uses in close proximity to residential areas that are compatible with the neighborhood scale", ABC Automotive proposes a Light Motor Vehicle Service use, which would operate as a continuing legal non-conforming use according to the West Allis Municipal Code. Because ABC Automotive has applied for Site, Landscaping, and Architectural Design approval for this site within 12 months of Bud's Transmission leaving this site, no Conditional Use Permit is required for this proposal.

ABC Automotive currently operates a repair shop at 8704 W. Greenfield Ave., with the intention to use the Greenfield location for auto detailing and fully relocate the automobile servicing component of their business to 81st St. At this new location, ABC Automotive will engage in auto diagnosis, vehicle inspections, steering, suspension, engine, and transmission repair, tire and break replacement, and general routine maintenance operations. No body work or painting will be conducted at the proposed site. All automobile services will be performed indoors.

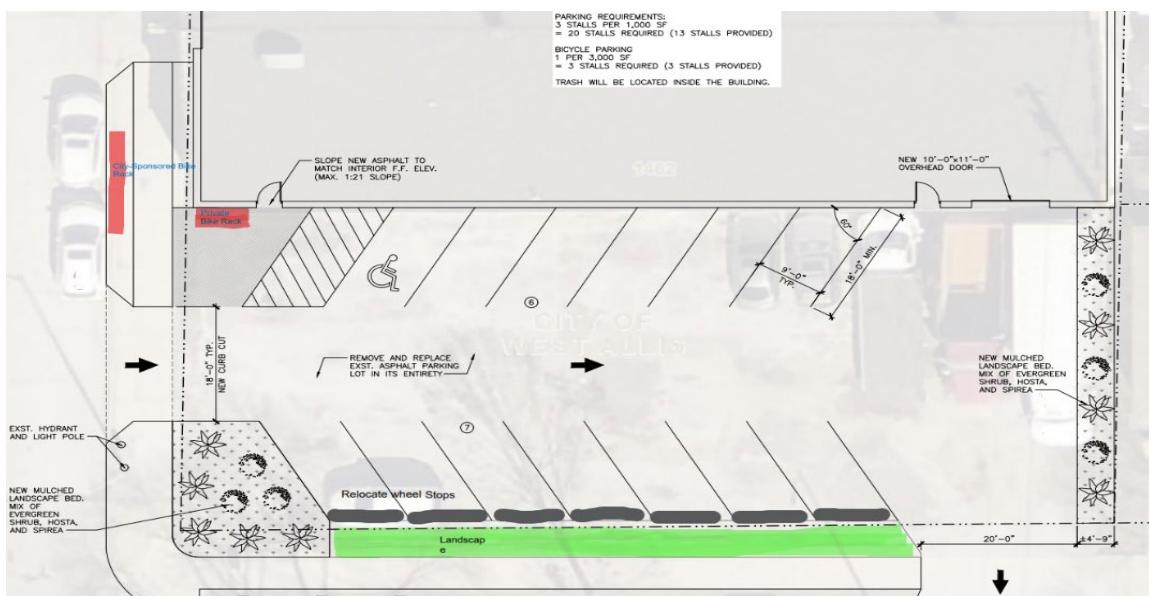
The business plans to open as soon as it has received Plan Commission approval and Occupancy approval. The proposed hours of operation for the business are as follows:

Monday – Friday: 9 am – 5 pm

Site and Landscaping Plans

The existing building is roughly 7,000 SF in area and is situated on a 13,000 SF lot. Aside from the area the building encapsulates, a large proportion of the lot is paved for an existing parking lot. Planning and Code Enforcement staff note that the existing parking lot is in exceptionally poor condition, however, the applicant has indicated plans to repave the parking lot and reconstruct the curb cut. The newly paved parking lot will accommodate 12 parking stalls, with one ADA stall provided near the new storefront entrance.

Bicycle parking is required for this project, and the applicant has noted that 3 bicycle parking stalls will be provided. The location of these stalls, and whether they will be privately-owned or city-sponsored remains up for debate. Two locations (highlighted in red) for bicycle parking are proposed on the site plan below: a city-sponsored rack adjacent to 81st St. and a privately-owned rack next to the new proposed storefront entrance.



Several landscaping changes are proposed in this project. New landscaping will be placed along 81st St., encompassing a previously paved area as well as an old parking spot. A mulched planter bed with evergreen shrubs, hostas, and spirea will be planted here. These plantings are mimicked in a newly proposed planter bed to the east of the parking lot, abutting a residential property to provide some new screening for the parking lot, softening the shop's presence to its residential neighbor. In addition to these newly landscaped areas, Planning staff has requested that ABC Automotive relocate the wheel stops on the

property to create a new landscaped region abutting W. Orchard St. (as indicated in green on the plan revisions), however this proposal is still awaiting feedback from ABC Automotive. Garbage receptacles will be stored within the workshop area of the building.

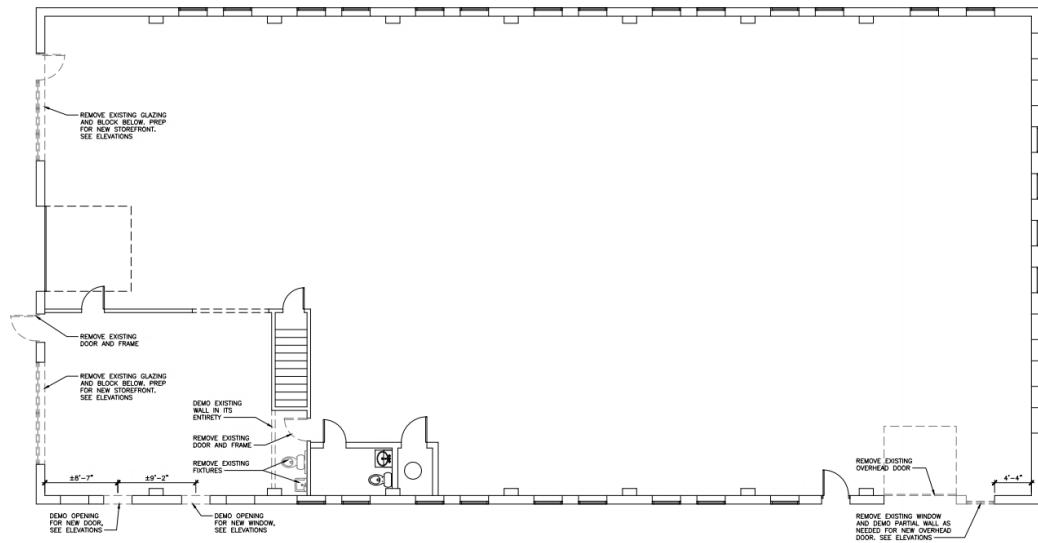


Upon staff's inspection of the property, it is noted that several vehicles, trailers, and pallets of assorted materials have been non-compliantly stored on site. Staff note that these existing conditions cannot remain upon ABC occupying the site, and that no vehicles shall be staged on the lot in a manner that blocks curb cuts, internal vehicular circulation, or in a manner that allows vehicles to be stored for extended periods of time.

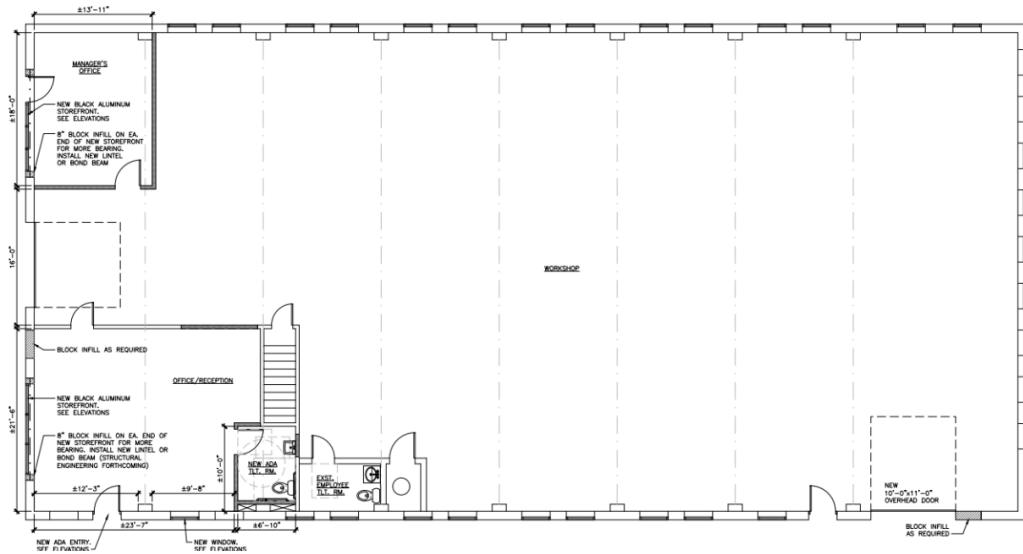
ABC Automotive has indicated that vehicles will be staged in the parking lot for a few days only until owners pick up the vehicles, and that no automobile service work will be performed outdoors.

Floor Plan

Demo Plan



New Floor Plan

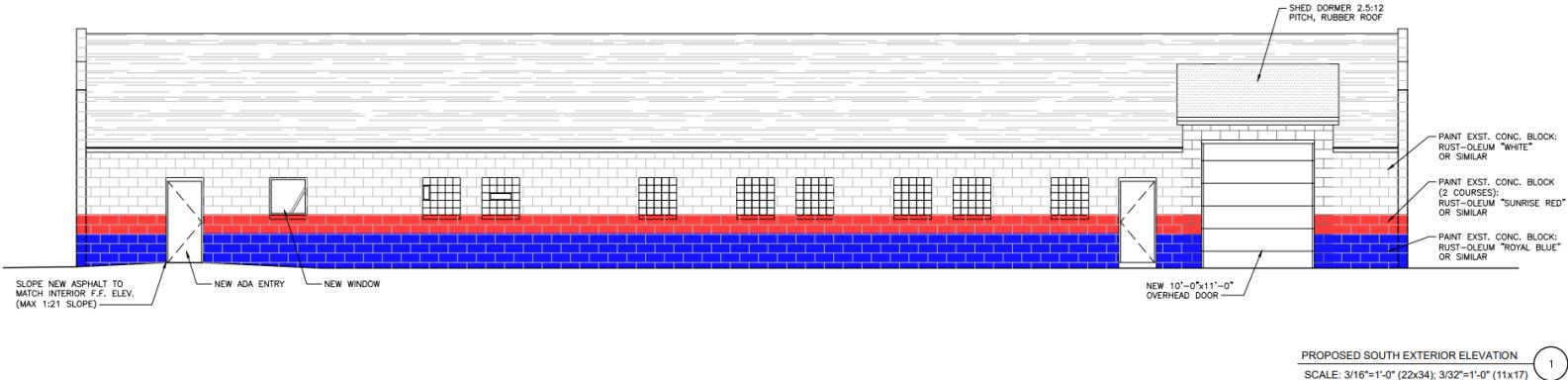


The demolition plan for this project shows the removal of existing windows to prepare for a new storefront to the shop area. This demolition is mirrored further to the southern customer reception entrance of the building. Within the currently sited customer entrance area, the existing windows will be removed and replaced, and the existing entrance will be removed and relocated. Along the southernmost wall of the customer reception area, a wall will be partially demolished to accommodate a new entrance to the parking lot as well as a new opening for a window. The old restroom for the building will be removed and replaced with an ADA-compliant restroom for public use. The southernmost wall of the workshop will see the removal and replacement of the existing overhead door as well as a partial wall demolition to accommodate a new, larger overhead door to allow vehicles to maneuver more easily to and from the parking lot.

Architectural Plan



The submitted architectural plans largely mirror the changes proposed in the project's floor plans. The western exterior elevation marks the new storefront entryway to the workshop and removal of the old customer service entryway. Notably, the building will be repainted in rust-oleum white, with sunrise red and royal blue striping surrounding the lower portion of the building.



This striping continues throughout the building to the southern exterior elevation. Staff have noted that while the building is in dire need of repainting, the current plans are potentially too bold for the character of the neighborhood. To soften this impact, it is recommended that ABC either amends the color scheme of the striping or opts for another, less prominent way to display the color (smaller striping area, color accents toward the storefront, or reflect the colors in signage). The relocation of the customer service storefront is noted along with the new window adjacent to the ADA entryway. Approaching the back of the lot, the new 10' x 11' overhead door is shown below a new shed dormer. These plans indicate that the parking lot will be repaved in asphalt, sloping slightly toward the building to match the interior floor elevation. More detail is requested for the exact scope of this repaving plan to determine whether a Plan Review application and Stormwater Checklist will be required for the Code Enforcement and Engineering departments.

Although not indicated on the elevation plans, both Planning staff and Code Enforcement staff have noted additional maintenance required for the building. There is a [property maintenance request](#) for the site indicating that "exterior building surfaces (roof, chimneys, walls, foundations, overhangs, etc.) shall be maintained in good repair so as to prevent deterioration and preserve the visual aesthetic character of the neighborhood". The scope of some of the roofline repairs is indicated below:



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 **ABC Automotive, a proposed Light Motor Vehicle Service use at 1462 S. 81st St. (Tax Key No. 452-0263-001)** subject to the following conditions:

1. Revised site, landscaping, and architectural elevation plans being submitted to show the following: (a) Confirmation of exterior maintenance improvements specifically along the roofline of the building as indicated in [PM-25-430](#); (b) Updated architectural elevations showing either a different color schematic proposed for the repainting of the building or a different, more appropriately scaled way to incorporate the accent colors of the business subject to Planning & Zoning approval; (c) Indication of bicycle rack type (city-sponsored or privately-owned) and the amended location of bicycle parking on a site plan; (d) Final confirmation of proposed landscaping areas indicated on site plan; (e) Confirmation that the vehicles, trailers, and pallets of materials currently occupying the parking lot will not remain on site upon ABC Automotive gaining occupancy.
2. Submission of more detailed paving plans to determine the scope of repaving operations and proposed drainage for the parking lot. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
3. Planned work or modifications within City right-of-way shall be coordinated with City Engineering:
 - a. Driveway permits being applied for and obtained through City Engineering for proposed curb cut modification
4. Building permits being applied for with the Code Enforcement Department for review.
5. Signage permits being applied for with the Planning and Zoning Department for review.

