



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, March 22, 2023**  
**6:00 PM**

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

**5. Site, Landscaping, and Architectural Amendment for New Image Auto Body, an existing Light Motor Vehicle Service use, at 8830 W. National Ave. (Tax Key No. 478-0273-001)**

**Overview and Zoning**

William Ouimet, property owner of an auto repair shop at 8830 W. National Ave., is proposing a series of improvements to the property. Proposed work includes architectural repairs and minor changes as well as site changes to remove paving and add permeable surface and landscaping.

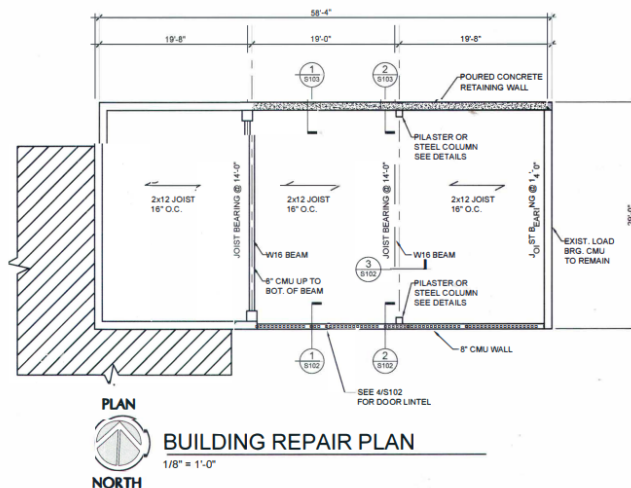
Certain minor architectural repairs have already been permitted, a retaining wall was in a state of disrepair.

8830 W. National Ave. is zoned C-2. Light Motor Vehicle Service is a Conditional Use in the C-2 zoning district.



**Architectural Plan**

The proposed architectural plan includes minor alterations to the building. A retaining wall has been repaired and a CMU wall will be rebuilt with a new door.



**Site Plan**

The proposed site plan includes significant changes to improve the site.

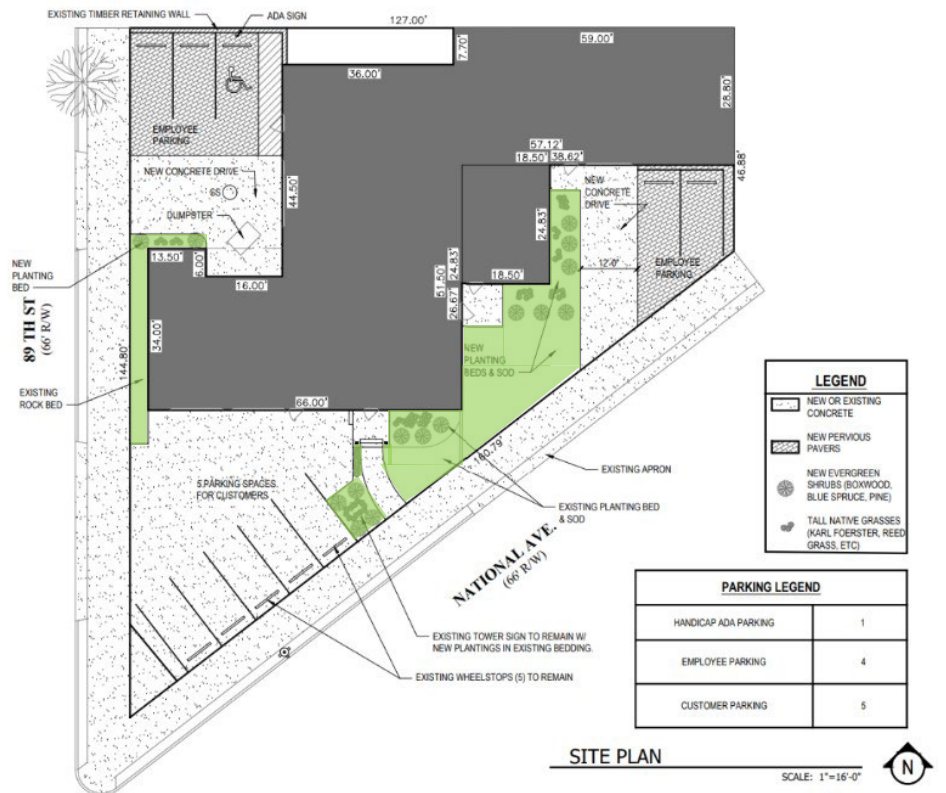
Paving will be entirely redone on the Northwest and East sides of the lot. Parking spaces in these areas will be redone with previous pavers and new concrete driveways will be built. A significant amount of the East parking area will be removed in favor of new planting beds.

Car storage will operate much differently with the new proposed plan. The Southwest parking area with 5 parking spaces will be used for customer parking. The Northwest with 3 parking spaces will be used for employee parking and dumpster access. The East parking area will be reduced to just 2 employee parking spaces. 10 total parking spaces are provided.

Refuse is shown in a dumpster with no screening. Staff recommends adding a refuse enclosure in this location.

**Landscaping Plan**

The proposed landscaping plan includes a significant amount of new sod as well as new evergreen shrubs and tall native grasses. A small planting area with evergreen shrubs and native grasses will also be added to the Northwest parking area adjacent to the building. Existing plantings will remain as is.



### **Design Guidelines**

As a plan amendment, compliance with the design guidelines is not mandatory but still serve as a framework for review. The proposed plan fails to satisfy all guidelines, but significantly improves 5:

- 2ai. Street Edge: Improved street edge by adding landscaping, breaking up paved areas along the street edge and creating visual interest with green space.
- 2ci. Vehicle parking: Reduced the amount of vehicle parking areas adjacent to the primary street frontage.
- 3bi. Natural features: Increased the amount of natural area on the lot with 2 new planting areas.
- 3bii. Manage stormwater: Excellent use of permeable pavers as a green infrastructure measure on a tightly constrained lot.
- 3biii. Reduce impervious surface: Removed paved areas and added planting areas. Removed impervious paving for permeable pavers under 5 parking stalls.

See attached Plan Commission checklist.

**Recommendation:** Approve the Site, Landscaping, and Architectural Amendment for New Image Auto Body, an existing Light Motor Vehicle Service use, at 8830 W. National Ave. (Tax Key No. 478-0273-001) subject to the following conditions:

(Item 1 is 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. Submit updated plans to the Planning & Zoning office to show a) refuse enclosure.
2. Signage and lighting plans being submitted (if alterations are planned).

# PLAN COMMISSION CHECKLIST

1.

**Goal:**  
Context

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Neighbor	i. Street wall	<input type="checkbox"/>	
	ii. Scale	<input type="checkbox"/>	
	iii. Historic neighbors	<input type="checkbox"/>	
	iv. Connectivity	<input type="checkbox"/>	
b. Site	i. Orientation	<input type="checkbox"/>	
	ii. Unique features	<input type="checkbox"/>	
	iii. Historic elements	<input type="checkbox"/>	
	iv. Additions	<input type="checkbox"/>	

2.

**Goal:**  
Public Realm

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="checkbox"/>	
	ii. Street edge	<input type="checkbox"/>	
	iii. Active uses	<input type="checkbox"/>	
	iv. No blank walls	<input type="checkbox"/>	
b. Build for People	i. Engaging spaces	<input type="checkbox"/>	
	ii. Accessible spaces	<input type="checkbox"/>	
	iii. Built-out site	<input type="checkbox"/>	
	iv. Pedestrian connections	<input type="checkbox"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="checkbox"/>	
	ii. Utilities and services	<input type="checkbox"/>	
	iii. Lighting	<input type="checkbox"/>	
	iv. Fencing	<input type="checkbox"/>	

3.

**Goal:**  
Quality

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Building	i. Quality materials	<input type="checkbox"/>	
	ii. Ground floor	<input type="checkbox"/>	
	iii. Exterior features	<input type="checkbox"/>	
	iv. Quality design	<input type="checkbox"/>	
b. Environment	i. Natural features	<input type="checkbox"/>	
	ii. Manage stormwater	<input type="checkbox"/>	
	iii. Reduce impervious surface	<input type="checkbox"/>	
	iv. Embody sustainability	<input type="checkbox"/>	