



Planning & Zoning
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August 25, 2023

Honorable Mayor and Common Council

Re: Report from the Plan Commission on a Conditional Use Permit and site, landscaping and architectural plan for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008)

This communication serves as a report back to the Common Council and to inform you that the Plan Commission, at its meeting of August 23, 2023, recommended that Common Council place this item on the next Council agenda. Plan Commission voted unanimously on August 23, 2023 for Council to reject the referenced item and place it on file.

Reject the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008) based on the following:

- 1. Code violations found during December 2022 occupancy inspection (OCC-169) have not been resolved.*
- 2. Plan Commission at its July meeting set a deadline of August 23, 2023, to resolve code violations. The applicant can reapply for a Conditional Use permit whenever they have satisfied the code violations.*
- 3. A site plan has not been submitted to show the location of any outdoor storage and vehicle staging for the subject business.*
- 4. Refer the Plan Commission recommendation to the Common Council consent agenda to place on file. A conditional use public hearing was conducted July 18, 2023, but Council held action given unresolved code violations.*

If you have any questions, please feel free to contact me at (414) 302-8466, planning@westalliswi.gov.

Sincerely,

Steven J. Schaer, AICP
Manager, Planning and Zoning

cc: Mike Mazmanian, Code Enforcement
Kail Decker, City Attorney
Patrick Schloss, Economic Development