

STAFF REPORT WEST ALLIS PLAN COMMISSION Wednesday, July 26, 2023 6:00 PM

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

- 2A. Conditional Use Permit for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)
- 2B. Site, Landscaping, and Architectural Design Review for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)

Overview and Zoning

United Auto Glass is a proposed automotive business to be located at 5110 W. Lincoln Ave. The business will service vehicles primarily dealing with the replacement of auto glass and repair of window regulators.

No interior or exterior changes are proposed. The servicing would be conducted in the interior of the existing building. The proposed business is in the former tenant space for Curtis Ambulance. The tenant space shares two parking lots with off-street parking for employees.

Hours of Operation:

Monday - Friday: 9am - 6pm

Saturday: 9am – 1pm Sunday: Closed

5110 W. Lincoln Ave is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district.



United Auto Glass is not proposing any site or landscaping changes as part of this proposal.

Architectural Plan

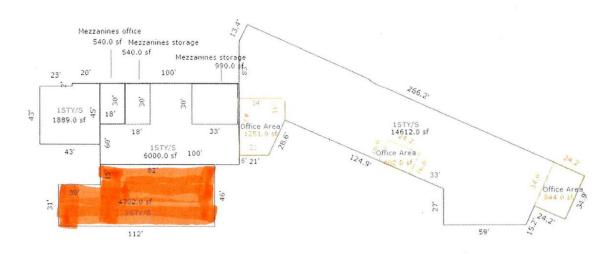
United Auto Glass is not proposing any architectural changes.





Floor Plan

The applicant is leasing space on the southwestern side of the existing building. A floor plan was provided by the applicant showing a workspace of approximately 4,700 square feet.



Design Guidelines

Project is not considered a new development or significant redevelopment due to minimal proposed site changes. Design guidelines are not mandatory but serve as a framework for review. See attached Plan Commission checklist.

Recommendation: Hold the Site, Landscaping, and Architectural Design Review for United Auto Glass, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003) subject to the following:

- 1. Revised site, landscaping, and architectural plans being submitted to the Planning & Zoning Office to show additional detail of interior floor plan, existing/proposed site conditions (access to the proposed use, off-street parking layout, vehicle staging pertaining to the proposed use, refuse location and screening).
- 2. Common Council approval of the Conditional Use Permit (not scheduled at this time).