



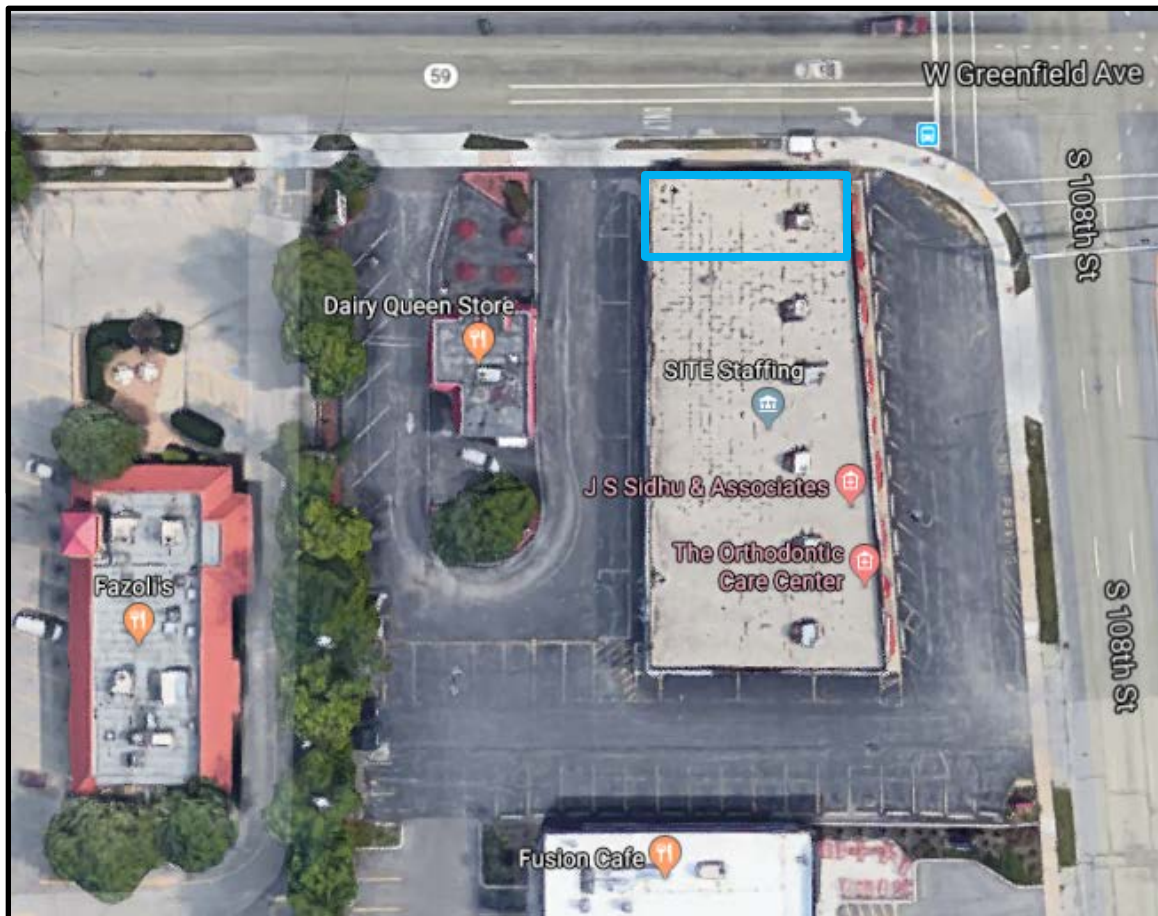
STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 22, 2020
6:00 PM

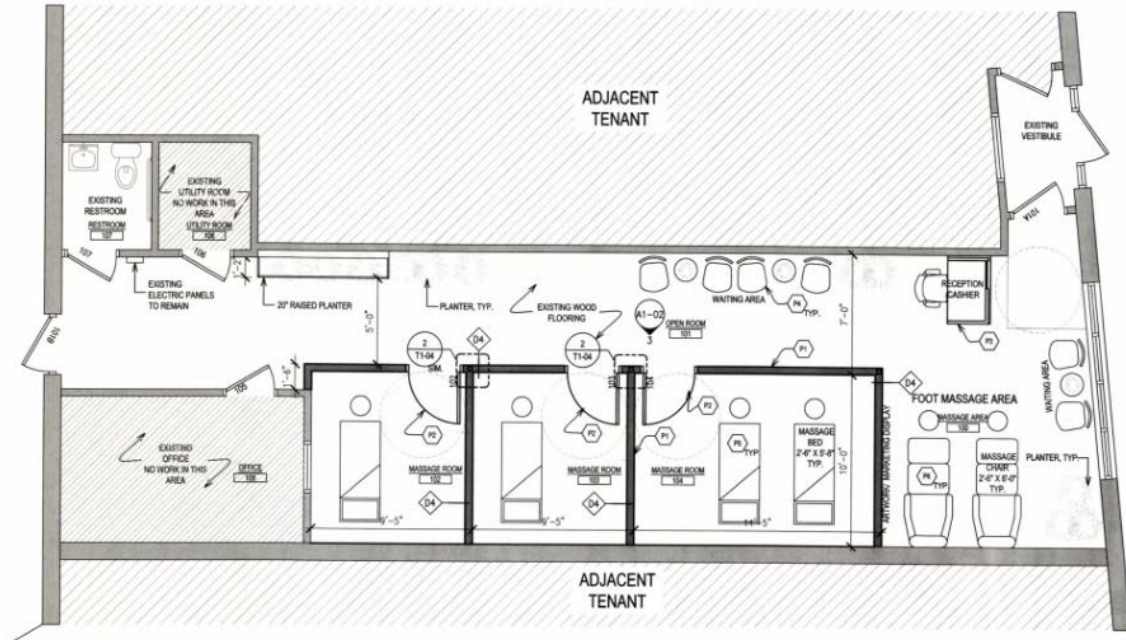
Room 128 – City Hall – 7525 W. Greenfield Ave.

- 5A. Special Use Permit for Asian Massage, a proposed massage business, to be located at 1405 S. 108 St.
- 5B. Site, Landscaping and Architectural Plans for Asian Massage, a proposed massage business, to be located at 1405 S. 108 St., submitted by Shu Hua Wang, business applicant and Todd Wehmeyer of Sidhu Properties (Tax Key No. 448-9999-012)

Items 5A and 5B may be considered together.

Overview & Zoning





Site, Landscaping and Architectural Plans

The building’s interior will be reconfigured to include a reception space, three massage rooms, two massage chairs, and a unisex bathroom. The area of work is 983 square feet. The exterior façade of the building will remain the same.

The total floor area for the existing tenant space is 1,180 square feet. The off-street parking requirement for service establishments is 1 space for every 300 square feet of gross floor area, or 3 parking spaces. The existing commercial strip has 38 parking spaces surrounding the building, so they have sufficient parking available.

Recommendation: Common Council approval of the Special Use Permit for a proposed massage business, to be located at 1405 S. 108 St., and approval of the Site, Landscaping and Architectural Plans for a proposed massage business, to be located at 1405 S. 108 St., submitted by Shu Hua Wang, (Tax Key No. 448-9999-012), subject to the following conditions:

(Items 1 through 4 are 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) Construct a four-sided refuse enclosure. Contact Tony Giron, City Planner at 414-302-8469.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, City Planner at 414-302-8469.

3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, City Planner at 414-302-8469.
4. Common Council approval of the special use (scheduled for February 19, 2020) and applicant's acknowledgement of the special use resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Signage plan being provided for staff review and approval.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.