



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
WEDNESDAY, JULY 22, 2020  
6:00 PM  
VIRTUAL MEETING**

- 2A. Special Use permit for Endless Motorsports, LLC, a proposed indoor vehicle sales use and accessory shop, to be located with the existing multi-tenant commercial property located at 2200 S. 108 St. submitted by AJ Konkel, proprietor Endless Motorsport, LLC (Tax Key No. 480-2001-000).**
- 2B. Site, Landscaping and Architectural plans for Endless Motorsports, LLC, a proposed indoor vehicle sales use and accessory shop, to be located with the existing multi-tenant commercial property located at 2200 S. 108 St.**

Items 2A and 2B may be considered together.

**Overview & Zoning**

Endless Motorsports is a used power sports dealership. The proposed location for Endless Motorsports is the northernmost tenant space at Grant Plaza, 2200 S. 108 St.

Andrew Konkol of Endless Motorsports has submitted an application to establish a boutique used power sports dealership. All vehicles will be showcased indoors.

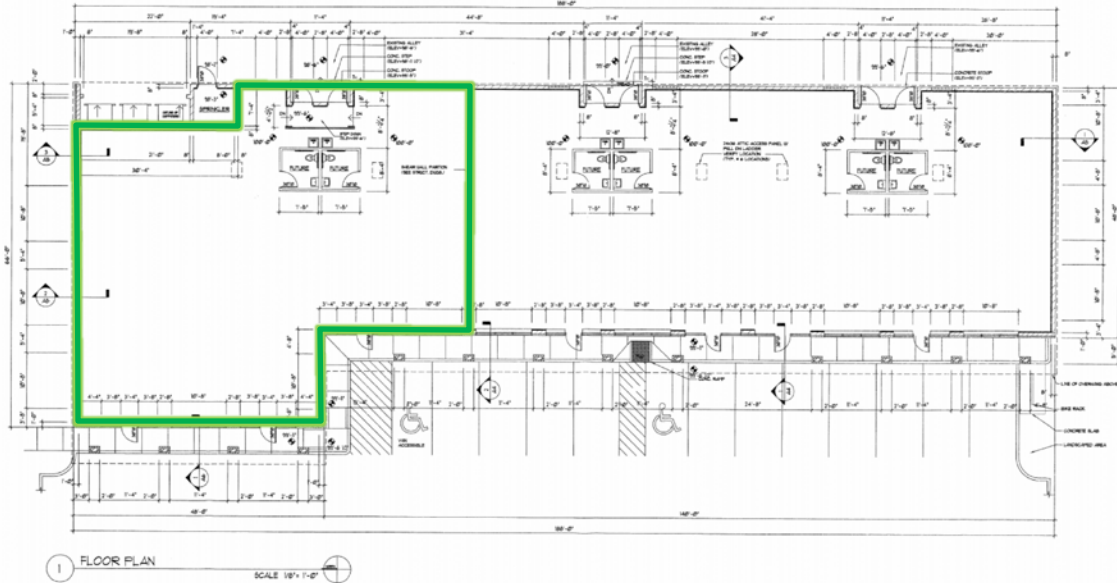


Endless Motorsports will showcase 8-10 vehicles at a time. Customers will be able to walk around the show room and inspect the vehicles before purchase. Vehicles sold will include atvs, utvs, motorcycles, wave runners, snowmobiles, parts and accessories, like helmets, etc.

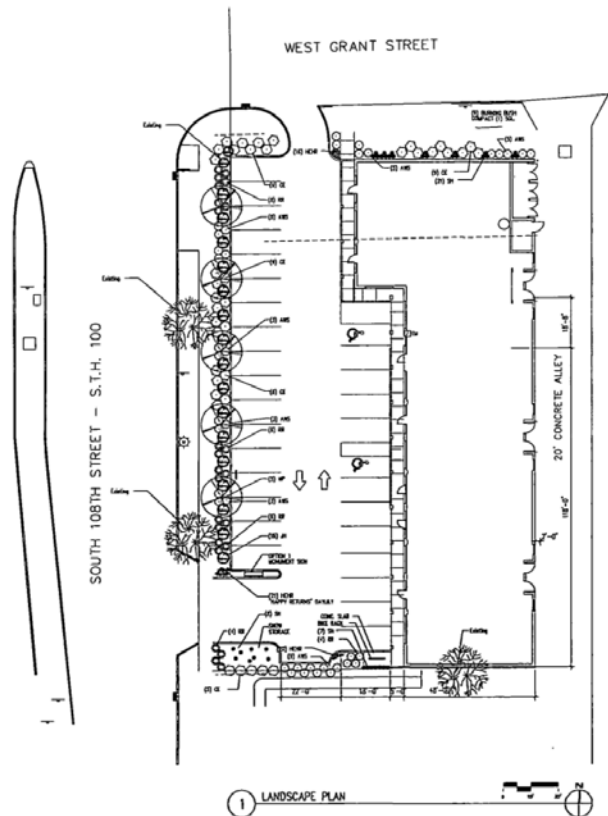
2200 S. 108 St. is zoned C-4 Regional Commercial District. Indoor automobile sales are considered a Special Use in the C-4 district and require a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for August 4, 2020.

### Site, Landscaping and Architectural Plans

The applicant is proposing to occupy the northern most tenant space at Grant Plaza. The proposed space will include a showroom and back office used for financing. The tenant space is also shared with C Spa Nails and World Finance. Staff believes that the existing landscaping is adequate. Hours of operation are Monday 11 am – 7 pm and Tuesday through Saturday, 10 am – 6 pm.



Off-street parking code requires retail stores to have 1 space for every three hundred (300) square feet of gross floor area. The proposed space has 2,600 square feet, which requires 8 off-street parking spaces. Due to the boutique nature of the business, the applicant said that they don't expect any more than three customers in the space at a time. Three of the shared parking spaces in the lot for Grant Plaza are reserved for Endless Motorsports. The remainder of the thirty parking spaces will be shared among the other tenants. Staff believes that the number of parking stalls available in the parking lot is more than what the code requires.



**Recommendation:** Recommend Common Council approval of the Application for a Special Use Permit for Endless Motorsports, a proposed indoor vehicle sales use and accessory shop, to be located at 2200 S. 108 St., and approval of the Site, Landscape and Architectural Plans for Endless Motorsports, a proposed indoor vehicle sales use and accessory shop, to be located at 2200 S. 108 St., submitted by AJ Konkel. (Tax Key No. 480-2001-000), 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. The following information being provided within a project description: (a) exterior improvements - If the applicant will install double doors to accommodate their vehicles, submit architectural elevations of the proposed changes; (b) frequency of deliveries and location for drop off and/or pick-up of vehicles and accessories; (c) letter of intent to keep the alley open/unblocked.
2. If site changes are planned, an estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, Planner at 414-302-8469.
3. If site changes are planned, 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, Planner at 414-302-8469.

4. Common Council approval of the Special Use Permit (scheduled for August 4, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

(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.