



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

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

- 3A. Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.**
- 3B. 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)**

**Overview and Zoning**

Automotive Vision Designs is a proposed automotive business to be located at 11133 W. Rogers St. The business will service vehicles for tinting, detailing, and wrapping.

The business applied for an occupancy permit in December of 2022, and as part of the business occupancy inspection process was advised to apply for a conditional use. 11133 W. Rogers St. is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district. Subsequent building, plumbing, fire and electrical inspections also have taken place as part of the business occupancy process. The last paragraph of this report indicates the status of those code inspections.

The scope of work and floor plan submitted indicates no interior or exterior changes being proposed. The vehicle-servicing will be conducted in the interior of the existing building. Eight (8) off-street parking spaces are available on site for the business. The business will employ three (3) to five (5) people.

**Hours of Operation:**

- Monday – Friday: 9am - 5pm
- Saturday: 11am – 2pm
- Sunday: Closed

**Site & Landscaping Plan**

Automotive Vision Designs is not proposing any site or landscaping changes as part of this proposal. The existing site includes a building on the South portion of the lot and a paved parking lot to the North.



**Architectural Plan**

Automotive Vision Designs is not proposing any architectural changes.

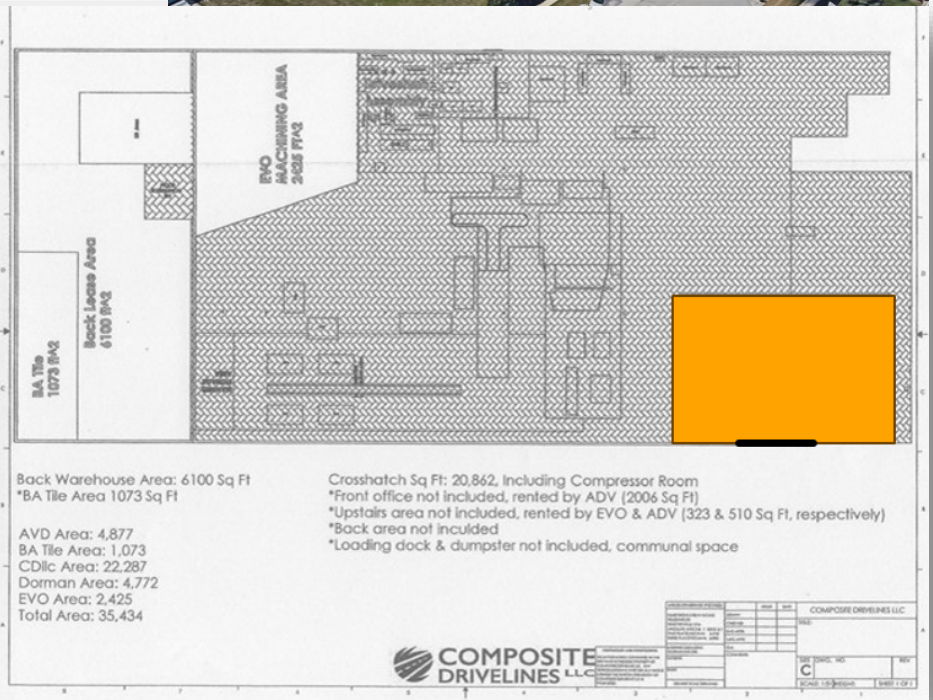
**Floor Plan**

The applicant is leasing space on the eastern side of the existing building. A floor plan was provided by the applicant who indicates about 3,000 square feet of workspace.



**Floor Plan**

- Applicant is leasing space on the eastern side of the building
- 3,000 square feet of workspace for Automotive Vision Designs
- Max of 3 cars being worked on at a time.
- Most work completed within a couple of hours



**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.

**Outstanding Occupancy Permit code violations**

The applicant has not satisfied identified code violations for Building, Electrical or Plumbing inspections to date.

Staff has advised the applicant of the outstanding items and recommends the Plan Commission hold action for 30 days to allow the applicant to follow up with Code Enforcement. Staff also recommends that Plan Commission set a deadline: if work has not commenced to remedy the existing code violations by next Plan Commission date (August 23, 2023, then the conditional use and plans will be rejected. The applicant would be able to reapply whenever they have satisfied the code violations.

**Recommendation:** Hold the 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) subject to the following:

1. Resolution of all code violations found during December 2022 occupancy inspection. Reference inspection notes/reports in record OCC-169.
2. Plan Commission set a deadline: if work has not commenced to remedy the existing code violations by next Plan Commission date (August 23, 2023), then the conditional use and plans will be rejected. The applicant would be able to reapply whenever they have satisfied the code violations.
3. A site plan being 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 for action. A conditional use public hearing was conducted July 18, 2023, but Council held action given unresolved code violations.