



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

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

- 7A. Conditional Use Permit for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave.**
- 7B. Site, Landscaping, and Architectural plans for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave. (Tax Key No. 451-0088-000)**

Items 7A and 7B may be considered together.

Overview and Zoning

Adrian Feliciano is proposing to open a new massage therapy business, Myo Revelations Medical Massage, at 8831 W. Greenfield Ave. Services to be offered include a variety of massages, aromatherapy, hot stones, and other esthetic services.

The proposed hours of operation vary and will be by appointment only. No business will be scheduled after 8pm.

The proposed business is considered a Massage Therapy use. The proposed location is zoned C-2. Massage Therapy is a Conditional Use in the C-2 district. A public hearing before the Common Council will be held following the Plan Commission's review.

Property owner and Massage therapy businesses on site shall:

1. State of WI licensed operation.
2. Maintain customer appointment records.
3. All customers enter/exit through common/public areas.
4. 24/7 Video camera within common public access points.
5. Daytime Hours (operator volunteers not open after 8pm).

Design Guidelines

The proposed project does not include site alterations. Staff considers this to be a minor project which does not require conformance to the City's design guidelines.



Site Plan

No site alterations are proposed. The proposed location is an existing office building. 4 parking stalls are located on the south portion of the lot. Street parking along S. 89th St. and W. Greenfield Ave. will be the primary method of parking.

Suite E
680 SF



Recommendation: Approve the Site, Landscaping, and Architectural plans for Myo Revelations Medical Massage, a proposed Massage Therapy use, to be located at 8831 W. Greenfield Ave., (Tax Key No. 451-0088-000) subject to the following conditions:

(Item 1-3 is 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. Common Council approval of the Conditional Use permit.
2. Business shall operate within State of WI licensed operations, maintain records of customer appointments, and install cameras in customer lobby area, operate within daytime hours.
3. Refuse enclosure details if exterior dumpster is provided on site.

