



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, December 7, 2022  
6:00 PM**

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

- 2A. **Conditional Use Permit for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St.**
  
- 2B. **Site, Landscaping, and Architectural plans for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St., submitted by Audryunna Tate, d/b/a Nubias Kouture LLC. (Tax Key No. 485-9995-014)**  
*Items 2A and 2B may be considered together.*

**Overview and Zoning**

Audryunna Tate is proposing to open a new esthetics business, Nubias Kouture, at 2363 S. 102 St. Services to be offered include massages, non-invasive contouring, post-operative care services, and other esthetics services.

Proposed hours of operations:  
Monday – Sunday: 8am – 8pm

The proposed business is considered a Massage Therapy use. The proposed location is zoned C-4. Massage Therapy is a Conditional Use in the C-4 district. A public hearing before the Common Council will be held following the Plan Commission's review.

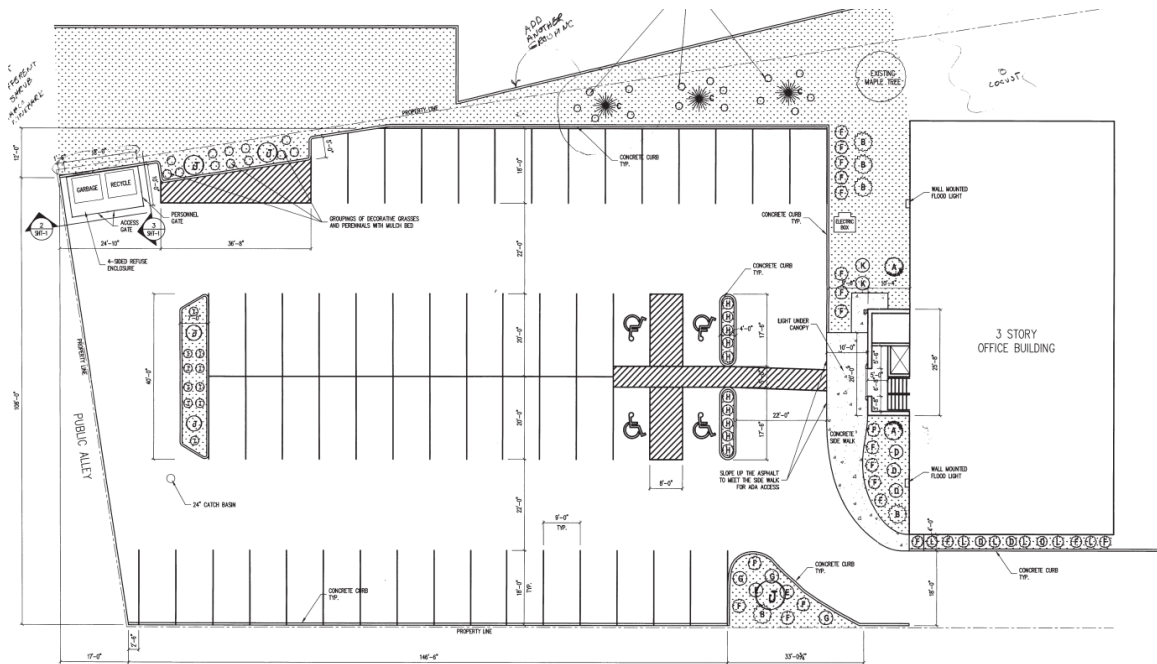


**Design Guidelines**

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 3-story office building. 54 parking spaces, including 4 ADA stalls, are provided on the West end of the lot. A 4-sided refuse enclosure is located at the northwest corner of the site.



**Recommendation:** Approve the Site, Landscaping, and Architectural plans for Nubias Kouture, a proposed Massage Therapy use, to be located at 2363 S. 102 St., submitted by Audryunna Tate, d/b/a Nubias Kouture LLC. (Tax Key No. 485-9995-014) subject to the following conditions:

(Item 1 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 maintain records of appointments and install cameras in customer lobby area.