



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, May 29, 2024**  
**6:00 PM**

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

**8A. Conditional Use Permit for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave.**

**8B. Site, Landscaping, and Architectural Design Review for Saul's Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave. (Tax Key No. 474-0526-000)**

**Overview and Zoning**

Saul's Auto is a proposed automotive business to be located at 5312 W. Electric Ave. The business will service vehicles for routine maintenance, oil changes, brakes, tire rotation, car detailing etc.

5312 W. Electric Ave. is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district.

The scope of work and floor plan submitted indicates very minimal interior and exterior changes being proposed. Vehicle servicing will be conducted in the interior of the existing building with access off W. Mobile St.

**Hours of Operation:**

- Monday – Friday: 8am – 7pm
- Saturday: 8am – 5pm
- Sunday: Closed

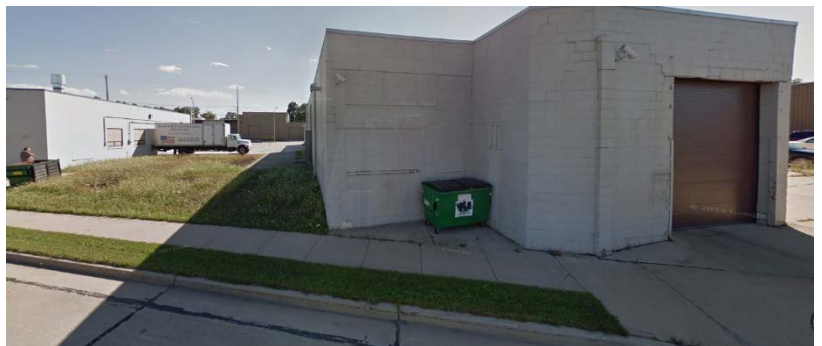


### Site & Landscaping Plan

Saul's Auto is not proposing any major site or landscaping changes as part of this proposal. The property is 16,200-sf in area and features an approximate 6,600-sf building on the west side of the property. The existing off-street parking lot is accessible from W. Electric Ave. (nine parking spaces) and vehicular access into the building is via W. Mobile St. (via overhead garage door).

A refuse area exists and is shown on the north side of the building (along W. Mobile St.). Staff is recommending additional screening for the refuse area and recommends that the applicant ensure the area is large enough to accommodate the size of dumpster and screening. If not, the existing parking surface, or a location within the building would be other reasonable locations.

Staff is recommending a more detailed site and landscaping plan. Landscaping should act as a buffer between Mobile St. and the parking lot area. Additional landscaping is recommended towards the front entrance of the existing building along Electric Ave. Both areas are currently grass. Perennial landscaping and at least two trees being added.



**Architectural Plan**

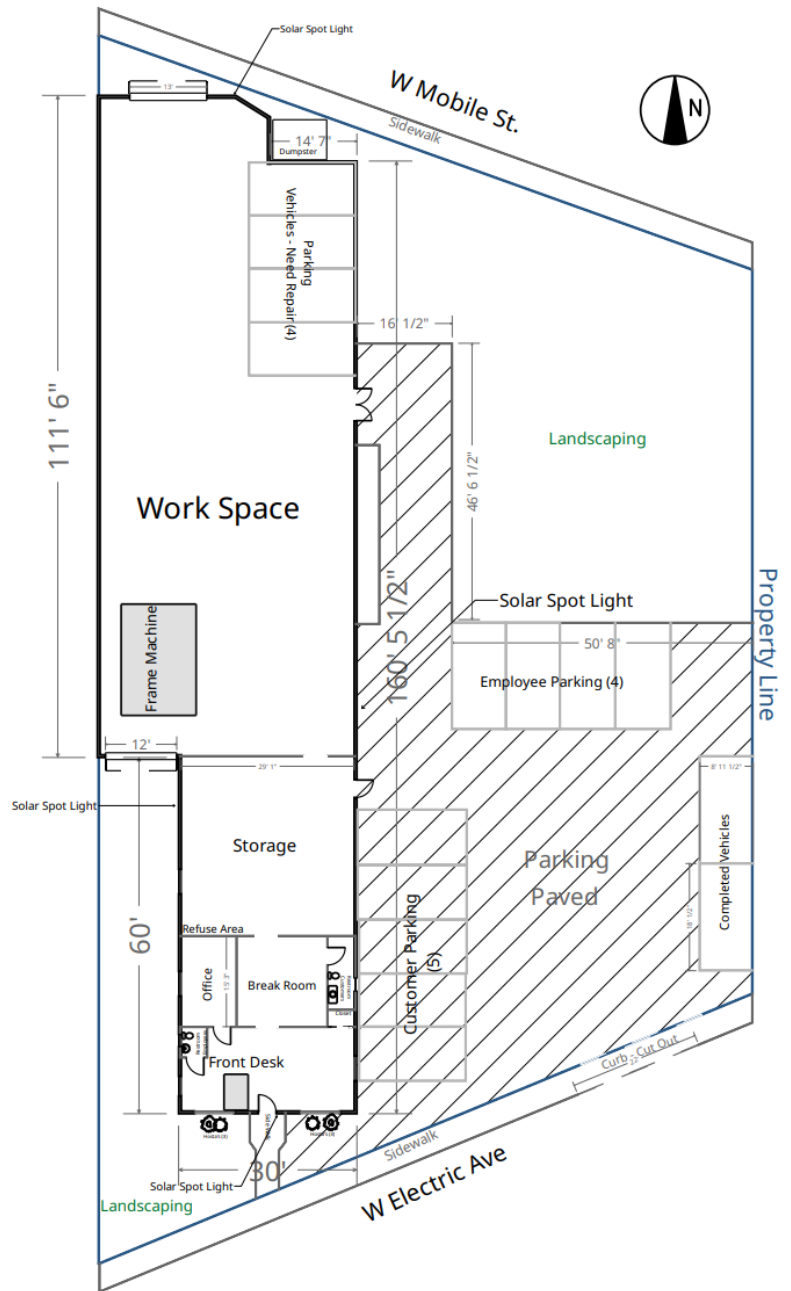
Saul’s Auto is not proposing any architectural changes beyond the addition of solar lights along the façade of the building.

**Floor Plan**

A floor plan provided by the applicant shows the front entrance along Electric Ave. The front entrance leads into the front desk/lobby area. Continuing further in the building is a break room, bathroom, office, and storage area. Following these areas is the overall workspace area. The workspace has a garage entrance accessible from W. Mobile St. via overhead door.

**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.



**Recommendation:** Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Saul’s Auto, a proposed Light Motor Vehicle Service use, at 5312 W. Electric Ave. (Tax Key No. 474-0526-000) subject to the following conditions:

1. Common Council approval of the Conditional Use Permit (public hearing to be scheduled)

2. A revised site and landscaping plan being submitted to the Planning & Zoning Office to show (a) perennial landscaping bed areas with at least two trees being created/shown on a revised site/landscaping plan on the north and southwest sides of the property (b) a screened refuse enclosure area being shown on plan an alternate location being considered (c) at least one ADA compliant parking stall being shown on the site plan.
3. Lighting details (proposed fixtures, wall mount locations, pole locations on site being provided. All light shall be directed downward to avoid nuisance splay beyond property lines.
4. Signage permit application in advance of any new business signage.

## **Saul's Auto**

**5312 W. Electric Ave  
West Allis, WI 53219**

### **Building Improvements**

- Solar Lights (4) on exterior of building (1 front, 1 each side, 1 back)
- Cosmetic improvements of front desk, office & bathrooms (paint/finishes)
- Planting Hosta's (4) in front of building (2 in front of each front window)

### **Timeline**

- Solar Lights (1 month after closing)
- Interior Cosmetic Improvements (1 month after closing)
- Landscaping (1 month after closing)

### **Description of Operations/Services**

Light Auto Repair

- Routine Maintenance
- Oil Change
- Brakes
- Tire Rotation
- Frame Repair
- Car Detailing

### **Days/Hours of Operation**

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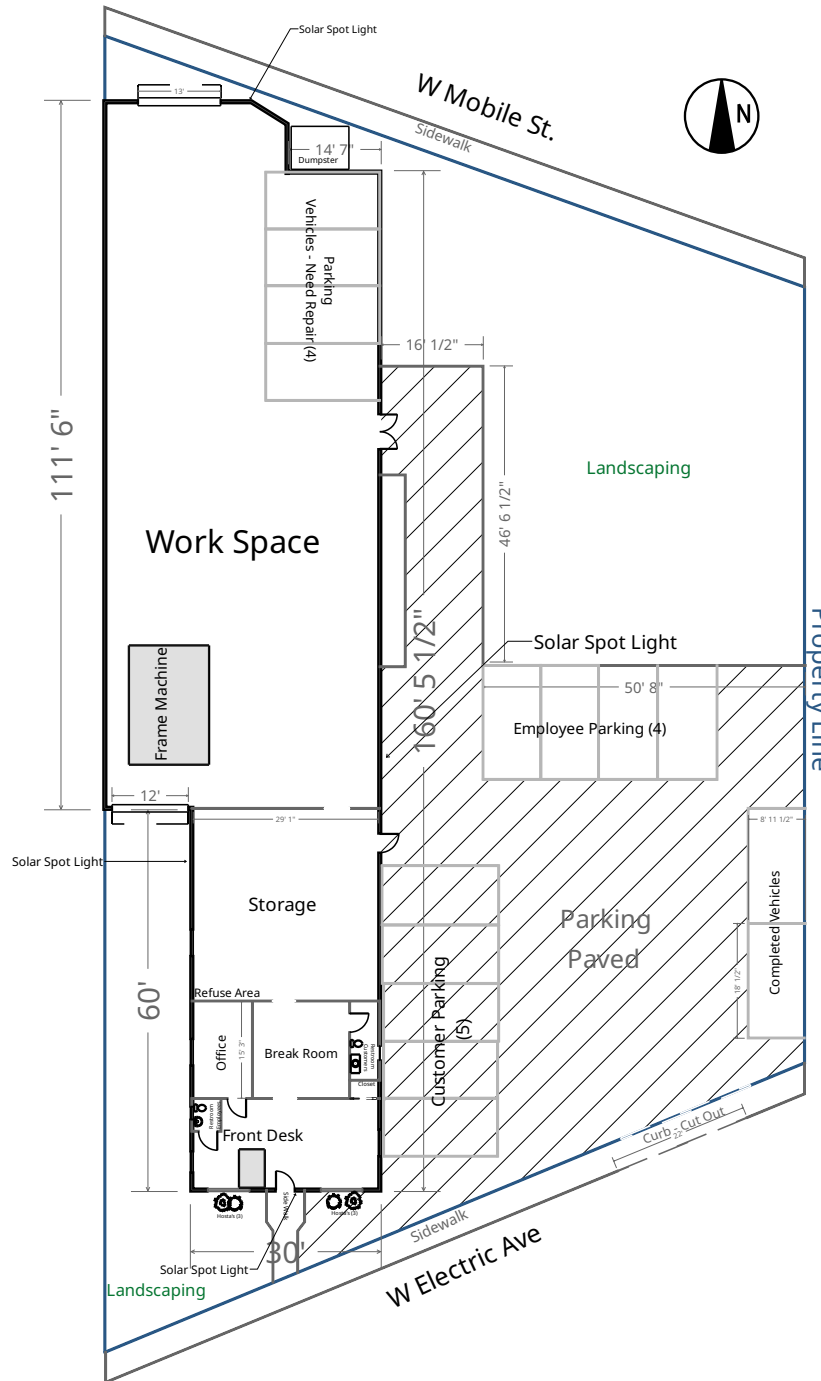
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