



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 28th, 2026
6:00 PM

8. Site, Landscaping, and Architectural Design Review for Pretty Paws Pet Spa, a proposed Animal Boarding use, at 2060 S. 61st St. (Tax Key No. 475-0271-000)

Overview and Zoning

Kayla Ahles-Birkholz is taking her many years of experience in the pet grooming industry to relocate her business and expand its scope of operations at 2060 S. 61st St. A Site, Landscaping, and Architectural Design Review permit is required for Pretty Paws Pet Spa due to the number of years that this building has sat vacant after accommodating the building's previous use as Villa Family Living Centers, who operated a storage facility to furnish group homes for seniors.



The property is zoned I-1, "Intended for lower-intensity industrial uses in closer proximity to residential and commercial uses". While the applicant's proposed scope of operations is more focused on the pet grooming aspect of her business, Planning and Zoning is classifying this business as Animal Boarding due to the higher level of intensity associated with pet boarding. Animal Boarding operations are considered Limited uses within the I-1 district and is subject to the following regulation: "Permitted if no noise from the activity is audible from a lot used for residential purposes".

While the adjacent property to this site is zoned I-1 as well, the use of the lot is presently residential. The applicant has been informed of the Limited use criteria for her scope of operations at this site and has agreed to formulate contingency plans for her boarding operations. Some of these plans discussed include:

- Not accepting very vocal dogs for boarding/grooming and referring these clients to other boarders and groomers.
- Relocating boarded dogs to the non-residential-adjacent side of the building temporarily if they are found to be noisy.

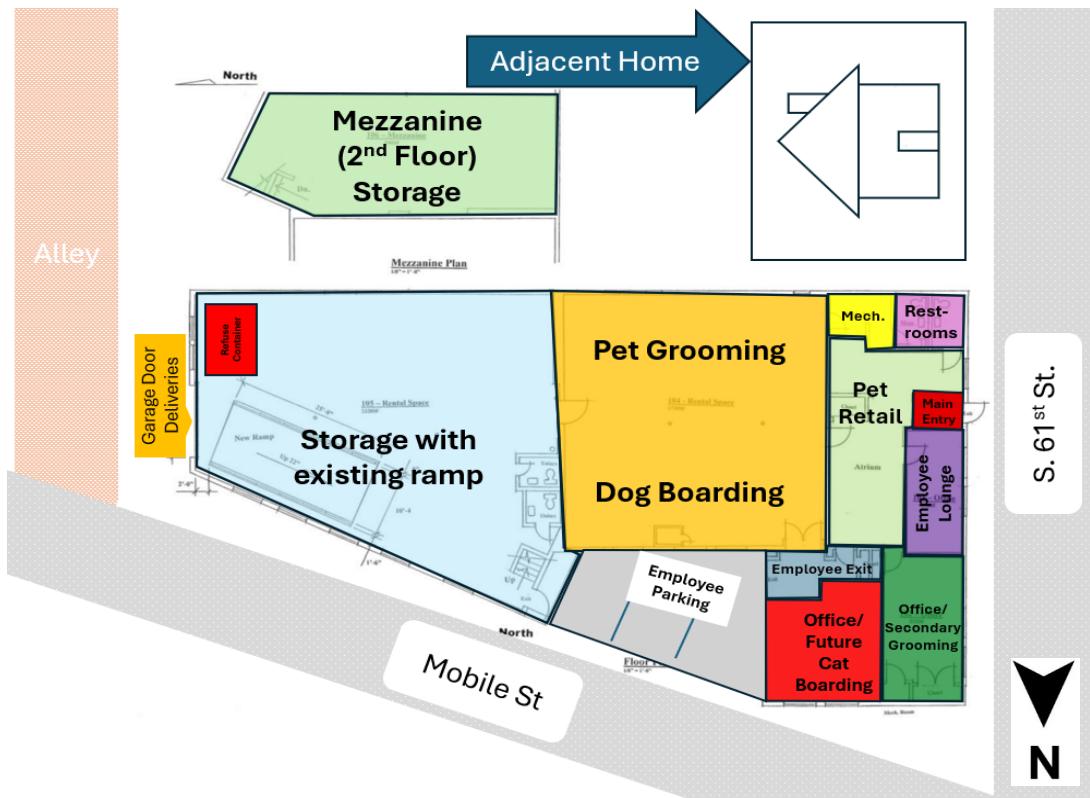
- While the section of the building intended for dog boarding is well-insulated with small windows that will remain closed, the applicant has agreed to further sound proofing measures if the boarding operations are audible to adjacent residential neighbors.

The business plans to open as soon as it has received Plan Commission approval and Occupancy approval. While two employees will be on site at present, the applicant hopes to have up to four employees at this location in the future. The proposed hours of operation for the business are as follows:

Monday – Saturday: 8 am – 4 pm

Sundays: Closed, boarding attendant on site

Site and Landscaping Plans



A site plan was submitted by the applicant; however, no major site changes are proposed. The building area is roughly 6,300 SF and takes up a majority of the lot dimensions, making the expansion of landscaping on site difficult to recommend, though ample landscaping exists presently on site. The existing landscaping for the property is well-maintained and is located primarily near the proposed main entrance, off of 61st St., with the applicant noting that the existing landscaping features will remain at this location. Minor maintenance, such as hedge trimming, is anticipated by the applicant and will be addressed in the Spring of 2026. Outdoor dog recreation areas, such as a dog run or outdoor kennels, are not

proposed by the applicant. Boarded dogs will be individually leashed and walked around the surrounding neighborhood.



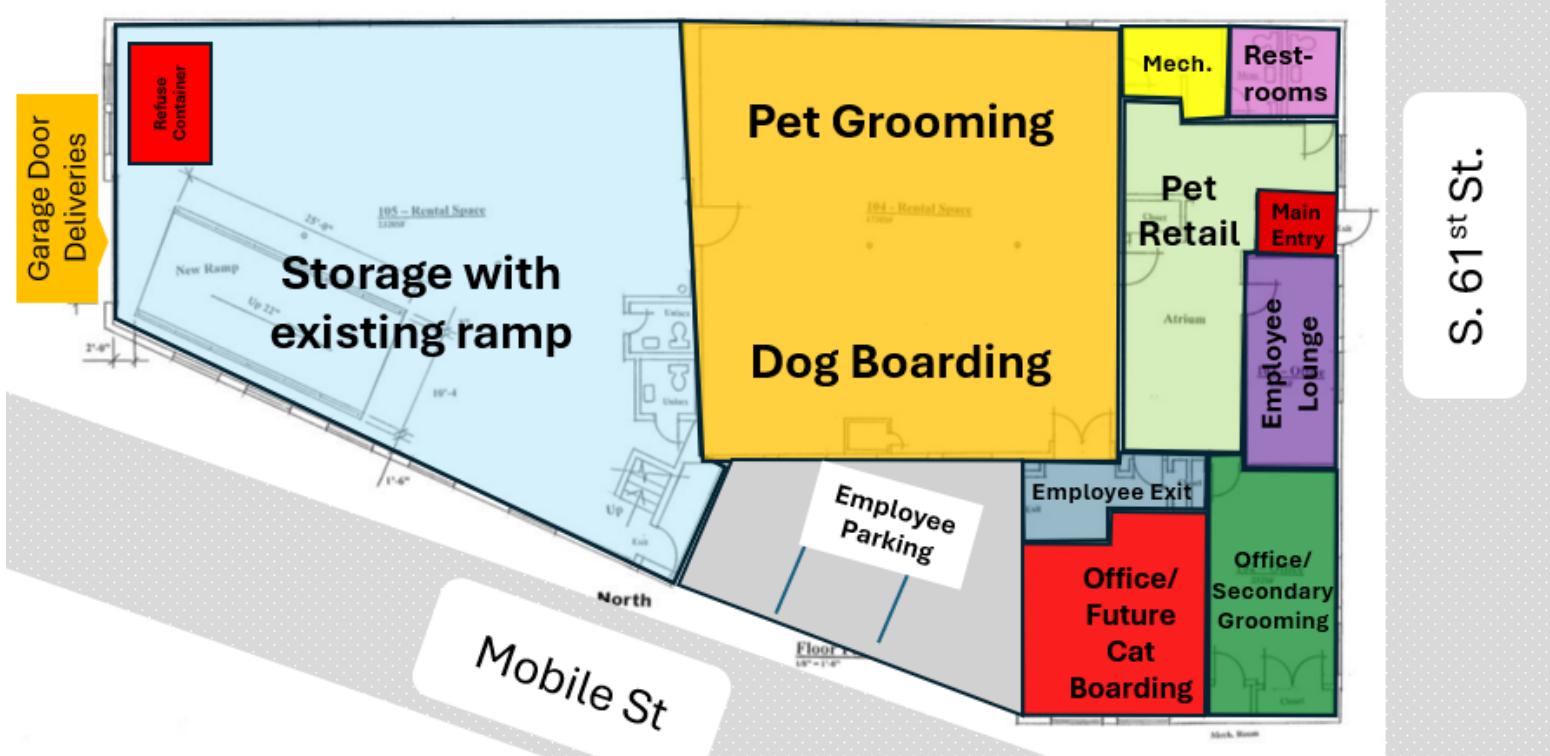
The refuse container that will service this site will be stored indoors in the storage area indicated on the site plan. On commercial refuse pick-up days, this container will be rolled adjacent to the alleyway for disposal services. Employee parking is the only off-street parking available on site. Although this area will not be striped, two to three employee vehicles can park on site in the small, paved area indicated above. Customers will utilize street parking along either 61st St. or Mobile St. to access the business.

Some form of signage may be proposed by the applicant in the future, though no plans have been specifically shared with the Planning team at this time. The applicant has mentioned the potential to create a mural on one side of the building's exterior in the future once the business is more established and funding is available. If a future mural is more concretely proposed, these plans will be shared with the Plan Commission.

Architectural Plan

No major changes to the exterior of the building are proposed as part of this project. However, upon inspection staff noticed that the rear/east facing wall of the building needs maintenance (faded/chipping paint). Staff recommend minor restoration of the rear façade's paint as indicated in the image above.

Floor Plan



A floor plan has been submitted by the applicant showing the designations of uses within the interior of the building. Customers will utilize street parking and enter in the main entrance off of 61st St. into the customer reception and pet retail area. Just east of this entrance, the pet grooming and dog boarding area will be accessible to staff, with first and second floor (mezzanine) storage located to the east of the central operations for the business. There is a garage door on the first-floor storage room where small-scale supply deliveries will be received and a commercial refuse container will be located in this room.

To the south of customer reception and pet boarding, a small mechanical room and two restrooms are located. To the north of the customer reception area, an employee lounge, office/secondary grooming area, and office/future cat boarding area are located. This secondary grooming location will be used for animals that are noisier in consideration of the adjacent residences to this site. Additionally, the business aims to become established before pursuing cat boarding, so this is indicated on the plans as a future possibility. Adjacent to the indicated offices, there is another exit that employees will use to access a small parking area off of W. Mobile St.

Design Guidelines

This project is considered a minor redevelopment. Design guidelines are not required for this project.

Recommendation: Plan Commission approval of the Site, Landscaping, and Architectural Design Review for Pretty Paws Pet Spa, **a proposed Animal Boarding use, at 2060 S. 61st St. (Tax Key No. 475-0271-000)** subject to the following conditions:

1. A revised site and landscaping plan being submitted to show the following:
 - (a) confirmation of exterior maintenance improvements specifically on the rear building façade.
2. A signage plan or creative signage (mural) plan being submitted for design review and permitting if proposed/applicable.

Appendix I: List of Services Proposed





PRETTY PAWS PET SPA

PRICE LIST

DOG GROOMING:

SMALL BREED (UNDER 20 LBS)

Bath & Brush	\$47-\$58
Full Groom	\$78-\$88

MEDIUM BREED (20-50 LBS)

Bath & Brush	\$58-\$100
Full Groom	\$88-\$120

LARGE BREED (50-100 LBS)

Bath & Brush	\$100-\$180
Full Groom	\$100-\$200

EXTRA LARGE BREED (OVER 100 LBS)

Bath & Brush	\$100+
Full Groom	\$100+

CAT GROOMING:

Bath & Brush	\$80-\$100
Full Groom	\$80-\$140

ADDITIONAL SERVICES:

Nail Trim Walk In - Buffing	\$15- \$20
Ear Cleaning - With Nails	\$15- \$25
Teeth Brushing - With Nails	\$15- \$25
De-Shedding Treatment	\$20
Flea Bath	\$25
Package Deal	\$22
Add On Services	\$6-\$8

Prices subject to change without notice, always feel free to confirm price before leaving pet.

Pet Grooming

Price List

Grooming Price Based off
Coat Type, Haircut, Pet
Behavior, and Coat
Condition.

Bath Packages

- Bath & Dry
- Nail Trim
- Ear Cleaning
- Essential Trim
- Analys by Request



Starts at
\$47.00 +

Small Dog

- Bath & Dry
- Full Body Haircut
- Nail Trim
- Ear Cleaning
- Analys by Request

Starts at
\$78.00 +

Large Dog

- Bath & Dry
- Full Body Haircut
- Nail Trim
- Ear Cleaning
- Analys by Request

Specialty Services:

• Flea & Tick	\$25
• De-Shedding	\$20
• Pet Safe Dye	\$25+
• Nail Trim Walk In	\$15-\$20
• Coat Treatment	\$20

Add On Options:

• Facial	\$6
• Dremel	\$6
• Paw Soak	\$8
• Paw Balm	\$6
• Ear Flush	\$15
• Teeth	\$6