



STAFF REPORT
WEST ALLIS PLAN COMMISSION
 Wednesday, April 22nd, 2026
 City Hall, Room 128
 6:00 PM

2. Site, Landscaping, and Architectural Design Review for Madam Chino, an existing Instruction/Training (30 or fewer people at one time) use, at 6301 W. Lincoln Ave. (Tax Key No. 490-0112-000)

Project Overview



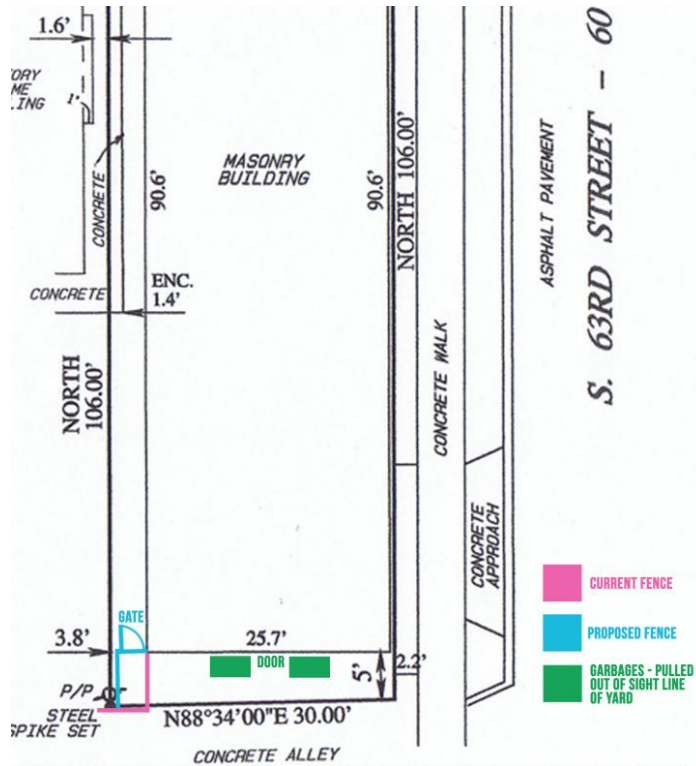
Vanessa Andrews operates an existing instruction/training facility for her business, Madame Chino, located at 6301 W. Lincoln Ave. The property is zoned C-2, with the Instruction/Training of 30 or fewer persons at one time considered a permitted use.

Hours of operation for the existing business are as follows: Monday through Sunday, 10 am – 10 pm by appointment

The applicant is proposing some fence alterations to their site to enhance the appearance of the SW corner of their lot. The fence will be installed on site and along the property line shared with the neighboring residential property. The existing fence is chain link and was installed with a permit over 10 years ago. The existing chain link fences south segment straddles both property's lot lines. The applicant/Vanessa seeks to remedy this situation through a change in fencing type and a minor alteration to its location in order to ensure that the entirety of the fence is contained within her lot's property lines.

The new proposed fencing will correct the non-compliant factors associated with the existing fence. The existing fence extends 6 ft to the southern lot line and 5 ft 7 inches to the western lot line, crossing into the neighboring property. The non-compliant fence is also constructed of chain link materials.

To correct this non-compliance, the applicant will amend the fence location to extend 3 ft to the west and 6 ft to the southern property line. The new fence will be entirely contained within the applicant's



FENCE POSTS 6" OFF LOT LINE PER RADIUS FOR 12" DIAMETER CEMENT FOOTINGS

the rear of the building to allow for moveable planters to be located in the newly cleaned up lawn area.

property and will feature a swing gate. The applicant's stated intention for the portion of fencing that extends into her neighbor's property is to remove and replace that portion of chain link with an upgraded wooden fence as a gesture to her neighbor. This would also match the materials proposed for the new fence, which will be a 6 ft cedar solid universal fence. The new gate for the fence will be a 6 ft montage steel gate to match the building's frontage rail. Overall the new proposed fencing will correct the non-compliant features of the existing fencing, improve lot line delineation between the neighbors, screen the neighbor's garbage and recycling bins, and offer improved access to landscaping and building maintenance without trespassing on the neighboring property. Additionally, this plan intends to improve the small lawn space abutting the alley, clean up debris area surrounding the property line, and relocate the refuse containers for Madame Chino the

Recommendation: Approval of Site, Landscaping, and Architectural Design Review for Madam Chino, an existing Instruction/Training (30 or fewer people at one time) use, at 6301 W. Lincoln Ave. (Tax Key No. 490-0112-000). If additional fencing is proposed along the west property line, it should be submitted for review and approval.