



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, August 23, 2023  
6:00 PM**

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

- 2A. Conditional Use Permit for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St.**
- 2B. Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008)**

**Overview and Zoning**

Automotive Vision Designs is a proposed automotive business to be located at 11133 W. Rogers St. The business will service vehicles for tinting, detailing, and wrapping.

11133 W. Rogers St. is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district.

The business applied for an occupancy permit in December of 2022, and was advised to apply for a Conditional Use permit. Subsequent building, plumbing, fire and electrical inspections took place as part of the business occupancy process.

The scope of work and floor plan submitted indicates no interior or exterior changes being proposed. Vehicle servicing will be conducted in the interior of the existing building. 8 off-street parking spaces are available on site for the business. The business will employ 3 to 5 people.

**Hours of Operation:**

- Monday – Friday: 9am - 5pm
- Saturday: 11am – 2pm
- Sunday: Closed



**Site & Landscaping Plan**

Automotive Vision Designs is not proposing any site or landscaping changes as part of this proposal.

The existing site includes a building on the South portion of the lot and a paved parking lot to the North.

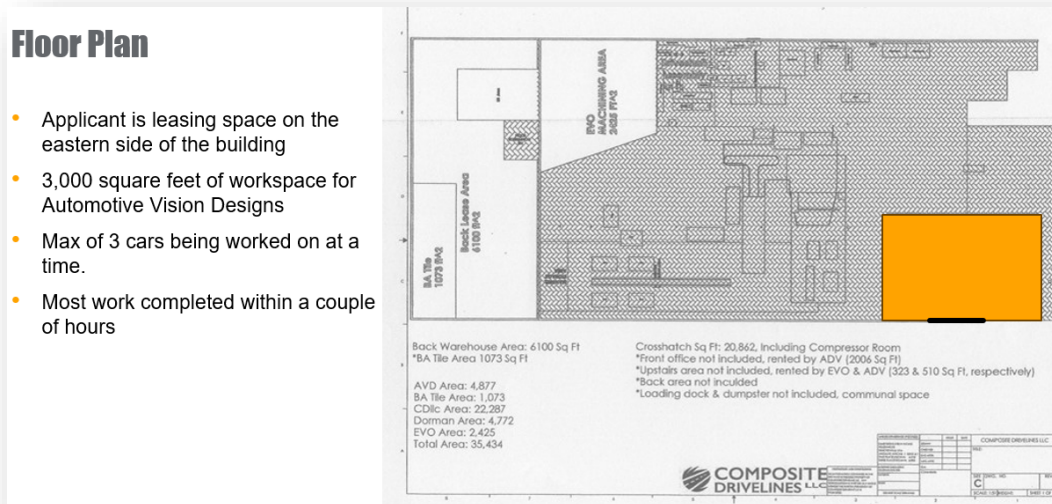
**Architectural Plan**

Automotive Vision Designs is not proposing any architectural changes.



## Floor Plan

The applicant is leasing space on the eastern side of the existing building. A floor plan was provided by the applicant who indicates about 3,000 square feet of workspace.



## 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. See attached Plan Commission checklist.

## Outstanding Occupancy Permit code violations

To date, the applicant has not satisfied code violations identified during Building, Electrical or Plumbing inspections.


**Recommendation:** Reject the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for Automotive Vision Designs, a proposed Light Motor Vehicle Service use, at 11133 W. Rogers St. (Tax Key No. 481-9997-008) based on the following:

1. Code violations found during December 2022 occupancy inspection (OCC-169) have not been resolved.
2. Plan Commission at its July meeting set a deadline of August 23, 2023 to resolve code violations. The applicant can reapply for a Conditional Use permit whenever they have satisfied the code violations.
3. A site plan has not been submitted to show the location of any outdoor storage and vehicle staging for the subject business.
4. Refer the Plan Commission recommendation to the Common Council consent agenda to place on file. A conditional use public hearing was conducted July 18, 2023, but Council held action given unresolved code violations.

# PLAN COMMISSION CHECKLIST


1.

**Goal:**  
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

**Goal:**  
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

**Goal:**  
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	