



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

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

5. Site, Landscaping and Architectural Plan Amendment for AS Towing, an existing Light Motor Vehicle Service Use, located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)

Overview and Zoning

The property owner of 5225 W. Electric Ave. is proposing to open a towing and auto repair business, AS Towing LLC, within their existing 7,600 SF industrial building. Site, Landscaping, and Architectural plans were approved by Plan Commission on July 27, 2022. The applicant is seeking an increase in the allowed fence height from 6' to 8'.

The property is zoned I-1. Light Motor Vehicle Service is a Conditional Use in this zoning district. A Conditional Use Permit was issued by Common Council September 6, 2022.

Site Plan

Chain link fencing with vinyl slats will be installed to separate the parking area from the public sidewalk. The fencing will be 8' and includes operable gates which will swing outwards and be secured to the fence while open. Sliding gates were not an option due to the layout of the site.

Recommendation: Approve the Site, Landscaping and Architectural Plan Amendment for AS Towing, an existing Light Motor Vehicle Service Use, located at 5225 W. Electric Ave., submitted by Alejandra Sosa, d/b/a AS Towing LLC. (Tax Key No. 474-0009-000)



M&R FENCING, LLC
RESIDENTIAL AND COMMERCIAL
2847 S BURRELL ST
MILWAUKEE, WI 53207
414-324-1889
Client: Jesus Sosa
Work to be performed at:
_5231 W Electric Ave West Allis, WI
Date: _11/10/2022
Phone# 414-817-2350

Proposal Description/Details
Installing 71' of 8ft Chain Link wire. Wire to be 5g, 2 posts 4" Full w for gates with Bulldogs. 2 3" posts, 2 2 1/2" Post, and 2 2" posts. All posts are in cement 3' down in the ground. Work includes 2 double drive gates with strong arm as a latch and 2 canes for the gates. All material to be commercial. All fence will be with bar wire on top.

Total Contract Amount: \$6,700.00
Down Payment: \$3,350.00
Balance Due: \$3,350.00

Approved & Accepted Date: 11/16/22
X *[Signature]*
Proposal is good for 30 days.