



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 27, 2023
6:00 PM

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

- 4A. **Conditional Use Permit for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)**
- 4B. **Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003)**

Overview and Zoning

Wedgewood Motor Works is a proposed automotive business to be located at 5110 W. Lincoln Ave. The business will service high-end vehicles for minor maintenance and mechanical repair.

No interior or exterior changes are proposed. The service would be conducted in the interior of the existing building. The tenant space shares two parking lots with off-street parking for employees.

Hours of Operation:

- Monday – Friday: 7am - 3pm
- Saturday: Closed
- Sunday: Closed

5110 W. Lincoln Ave is zoned I-1. Light Motor Vehicle Service is a Conditional Use in the I-1 zoning district.

Site & Landscaping Plan

Wedgewood Motor Works is not proposing any site or landscaping changes as part of this proposal.

The property has a previously approved site/landscaping plan. Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.

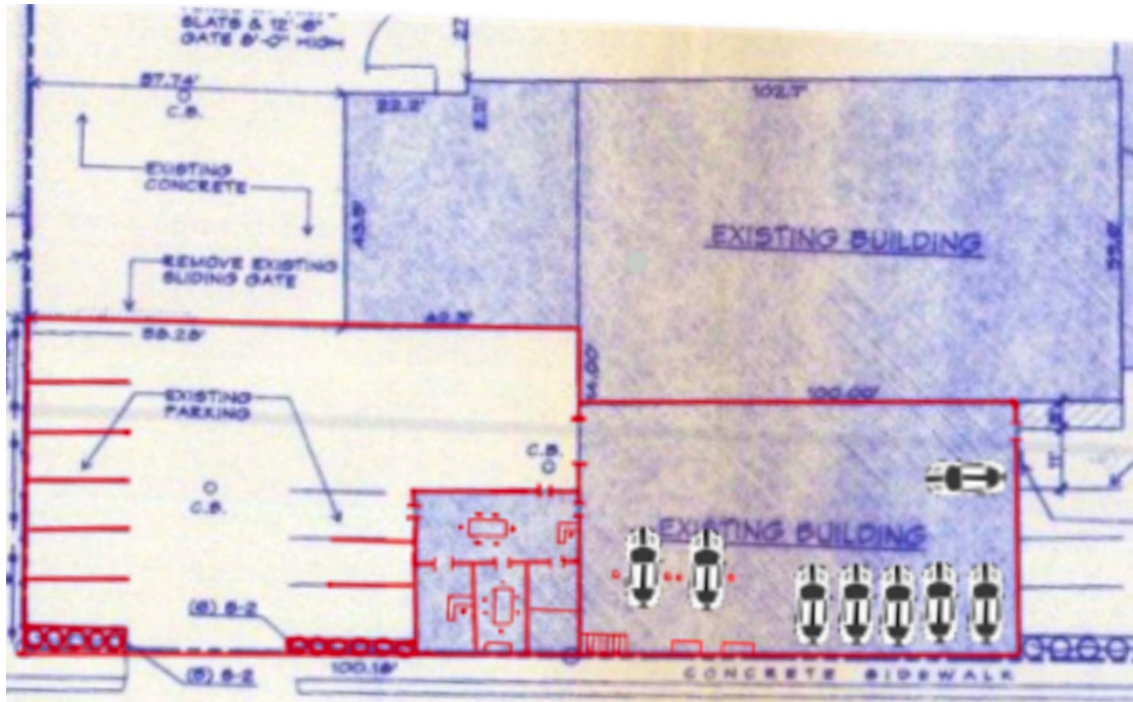
Architectural Plan

Wedgewood Motor Works is not proposing any architectural changes.



Floor Plan

The applicant is leasing space on the southwestern side of the existing building. A floor plan was provided by the applicant showing the proposed tenant space.



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.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Wedgewood Motor Works, a proposed Light Motor Vehicle Service use, at 5110 W. Lincoln Ave. (Tax Key No. 474-007-003) subject to the following:

1. Common Council approval of the Conditional Use Permit (Scheduled for October 3, 2023).
2. Regular property maintenance of existing landscaping areas and refuse screening is an expectation and staff will note any areas needing improvement.
3. Signage and lighting alterations subject to permitting and design approval.