



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 25, 2024
6:00 PM

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

5. Ordinance to Amend Chapter 19 of the West Allis Municipal Code, relative to certain automotive uses.

Overview

Most automotive uses are currently Conditional Uses in all Commercial and Industrial zoning districts (see Principal Use Table below). As part of the path to business occupancy, any conditional use permit applicant is required to attend a public hearing before the Common Council.

Planning proposes changing the conditional use criteria for certain automotive uses. The typical conditions included in conditional use criteria table in section [19.34](#).

Why are most automotive uses a conditional use? The principal use table below shares the range of automotive (motor vehicle uses) below. The list ranges from retail permitted uses that don't offer installation services (retail parts store) to vehicle repair uses where the public takes their vehicle for service (for example - auto body, maintenance and repair services, gas stations, and auto sales and leasing). Most of these uses are considered conditional as they may pose a detrimental nuisance to the health, safety, welfare, and enjoyment of neighboring property. Conditional use criteria have been established to protect against edge conflicts where an automotive use is adjacent to a residential zoning district.

At the September 3, Economic Development Committee meeting, the EDC committee directed staff to prepare an ordinance for consideration to update and increase the standard criteria within [sec. 19.34 conditional use criteria](#).

Zoning Definition of Conditional use

Conditional Use	A use that is allowed upon meeting all conditions specified in the code and those imposed by the common council
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The option for consideration is to increase separation beyond just a residential zoning district but also residential uses to avoid potential nuisance complaints where residential districts and uses meet commercial zones.

Existing Principal Use Table (19.32) & Conditional Use Criteria (19.34)

Automotive	RA-1	RA-2	RA-3	RB	RC	C-1	C-2	C-3	C-4	I-1	I-2	P	SF
Automobile Parts Sales								P	P	P	P		
Car Wash Service									C	C	L		
Fuel Sales							C	C	C	C	C		
Heavy Motor Vehicle Sales										C	P		
Heavy Motor Vehicle Service											C		
Light Motor Vehicle Sales (indoor)								C	C	C	P		
Light Motor Vehicle Sales									C	C	P		
Light Motor Vehicle Service							C	C	C	C	C		

8. Automotive

Principal Use	District(s)	Criteria
Car Wash Service	C-4, I-1	No conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot
Light Motor Vehicle Sales	C-4, I-1	No conditional use permit may be issued unless at least 20% of the lot is landscaped and the lot is at least 1 acre
Light Motor Vehicle Service	C-2, C-3, C-4, I-1, I-2	No conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot
Heavy Motor Vehicle Sales	I-1	No conditional use permit may be issued unless at least 20% of the lot is landscaped and the lot is at least 1 acre

Proposed Conditional Use Criteria

8. Automotive

Principal Use	District(s)	Criteria
Car Wash Service	C-4, I-1	No conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot
Light Motor Vehicle Sales	C-4, I-1	No conditional use permit may be issued unless at least 20% of the lot is landscaped and the lot is at least 1 acre
Light Motor Vehicle Service	C-2, C-3, C-4, I-1, I-2	No conditional use permit may be issued unless no lot zoned for residential purposes is located adjacent to the lot
Heavy Motor Vehicle Sales	I-1	No conditional use permit may be issued unless at least 20% of the lot is landscaped and the lot is at least 1 acre

➡ No CUP may be issued when adjacent to a lot with a residential use or a residential zoning district

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+	Fuel Sales	C-2, C-3, C-4, I-1, I-2	No CUP may be issued when adjacent to a lot with a residential use or a residential zoning district
+	Heavy Motor Vehicle Service	I-2	No CUP may be issued when adjacent to a lot with a residential use or a residential zoning district



Recommendation: Common Council approval of the ordinance to Amend Chapter 19 of the West Allis Municipal Code, relative to certain automotive uses.