



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, August 24, 2022**  
**6:00 PM**  
**City Hall – Room 128**

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

5. **Site, Landscaping, and Architectural plans for O'Reilly Auto Parts, a proposed Automobile Parts Sales use, to be located at 11135 W. National Ave., submitted by Griffin Bobbett, d/b/a O'Reilly Auto. (Tax Key No. 520-9965-036)**

**Overview and Zoning**

O'Reilly Auto Parts is planning to move locations to the former Michael's store adjacent to Home Depot at 11135 W. National Ave. The company is positioning specialty stores at strategic locations in their markets in order to offer customers a wider array of products and get these products to them quicker. The new store will have more employees, customers, and delivery driver pickup trucks at this location.

The property is zoned C-4. Automobile Parts Sales is a permitted use in the C-4 district.

**Proposed Changes**

To prepare the site to move into the new location, O'Reilly proposed several changes to the layout of the parking lot. Staff noted that the site does not comply with Sec. 19.44(2) of the zoning code. The parking lot has space for 121 vehicles. The zoning code allows up to 3 parking spaces per 1,000 sq. ft. of gross floor area open to the public for Automobile Parts Sales uses. Therefore, no more than 75 parking spaces are allowed for this property.

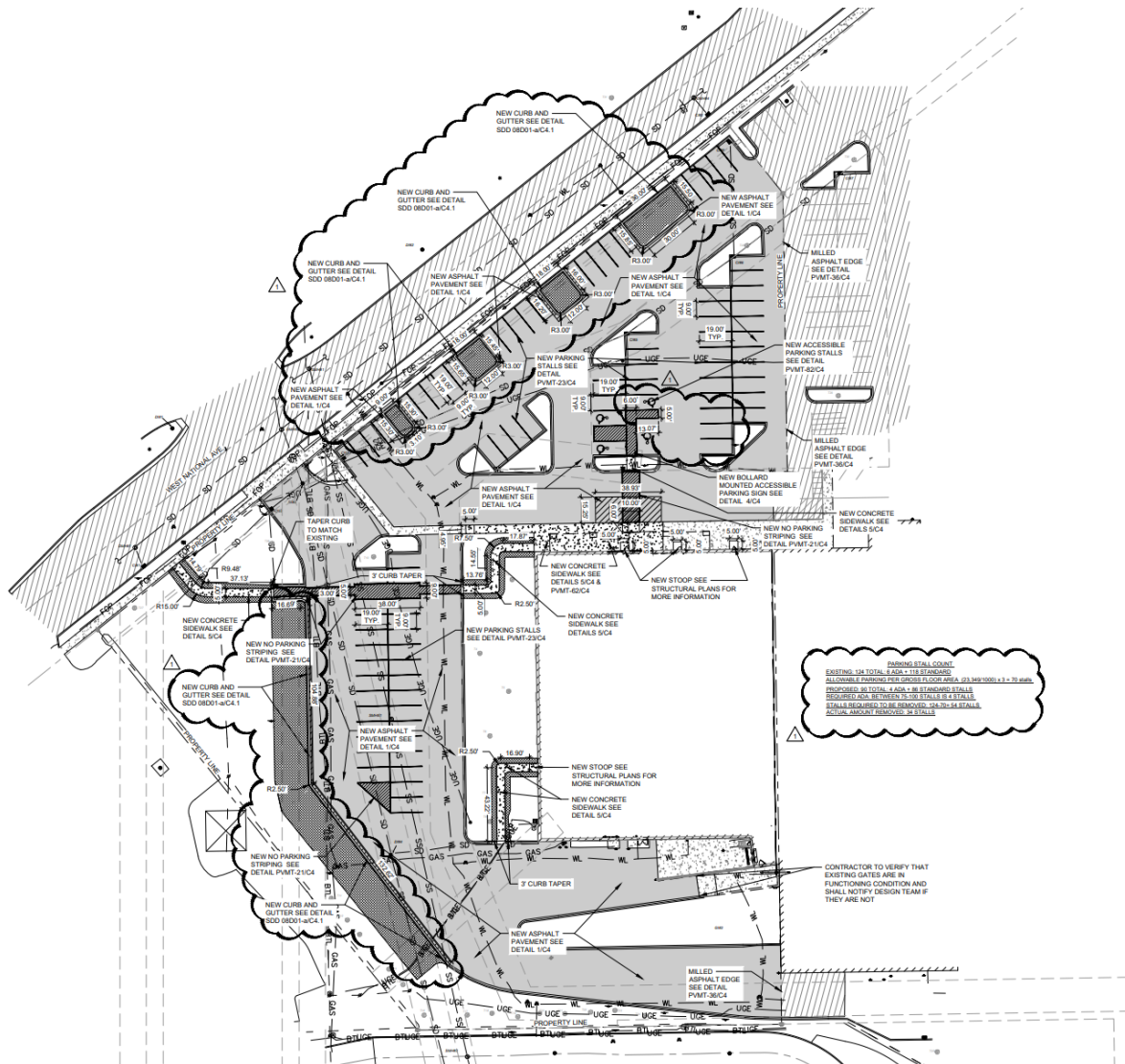
The site was built prior to the adoption of this regulation and is a legal nonconforming use. Because changes are proposed to the noncompliant parking lot, staff requested O'Reilly eliminate parking stalls to come into compliance with the code. O'Reilly noted that 75 parking spaces is not enough to fit the needs of the store, which would ideally have 50 spaces for employees with overlapping shifts, 15 spaces for company pickup trucks, and at least 25 spaces for customers during peak hours. Therefore, O'Reilly offered to compromise at 90 parking spaces. Staff supports this compromise.



This change would re-establish a legal nonconforming use at 90 parking spaces. Common Council is not required to waive the parking requirement because the site is already a legal nonconforming use.

### Site Plan

The proposed changes to the parking lot include reorganizing the layout and relocating a sidewalk. Parking stalls will also be removed along the Southwestern and Northwestern edges of the property. This space will be merged into existing landscaping and used to create new landscaped islands.



**Recommendation:** Approve the Site, Landscaping, and Architectural plans for O'Reilly Auto Parts, a proposed Automobile Parts Sales use, to be located at 11135 W. National Ave., submitted by Griffin Bobbett, d/b/a O'Reilly Auto. (Tax Key No. 520-9965-036) subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A landscaping plan being submitted and approved by forestry.
2. Lighting plan approved by Planning and Zoning office.