



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, December 1, 2021**  
**6:00 PM**  
**City Hall – Art Gallery**

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

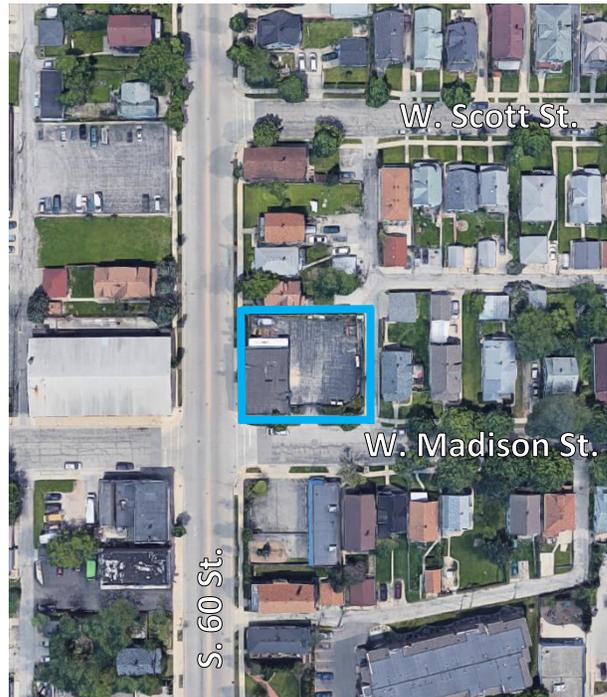
- 2A. Special Use Permit for an automotive repair use to be located at 1230 S. 60 St.**
- 2B. Site, Landscaping, and Architectural Plans for Magic Auto Repairs, a proposed automobile repair shop to be located at 1230 S. 60 St. submitted by Domingo Herrera d/b/a Magic Auto Repairs LLC. (Tax Key 438-0283-001).**

**Overview and Zoning**

Magic Auto Repairs is proposing to move into a 2,380 sq. ft. industrial building located at 1230 S. 60 St. as a tenant and open an automobile repair shop. The applicant is proposing to retain the existing site layout and repair the existing fence with an in-kind replacement. Magic Auto Repairs expects to service 2-3 vehicles at any given time. The business is a commercial use and is considered a special use in the C-3, Community Commercial District.

Proposed hours of operation for Magic Auto Repairs are:

Monday – Friday	8:00 am – 5:00 pm
Saturday	By appointment



**Site and Landscaping Plan**

Staff requested the applicant repair the existing fence which wraps around the entire property. The existing fence is chain-link with screening along the Northern property line, and wooden along the East, West, and South property lines. The existing fence is in poor condition, particularly along the Eastern property line. The applicant agreed to accommodate this request and will be replacing the fence in-kind. This fence is important for screening from neighboring residential properties. The existing landscaping located in planters outside the fence is in good condition and will be retained.

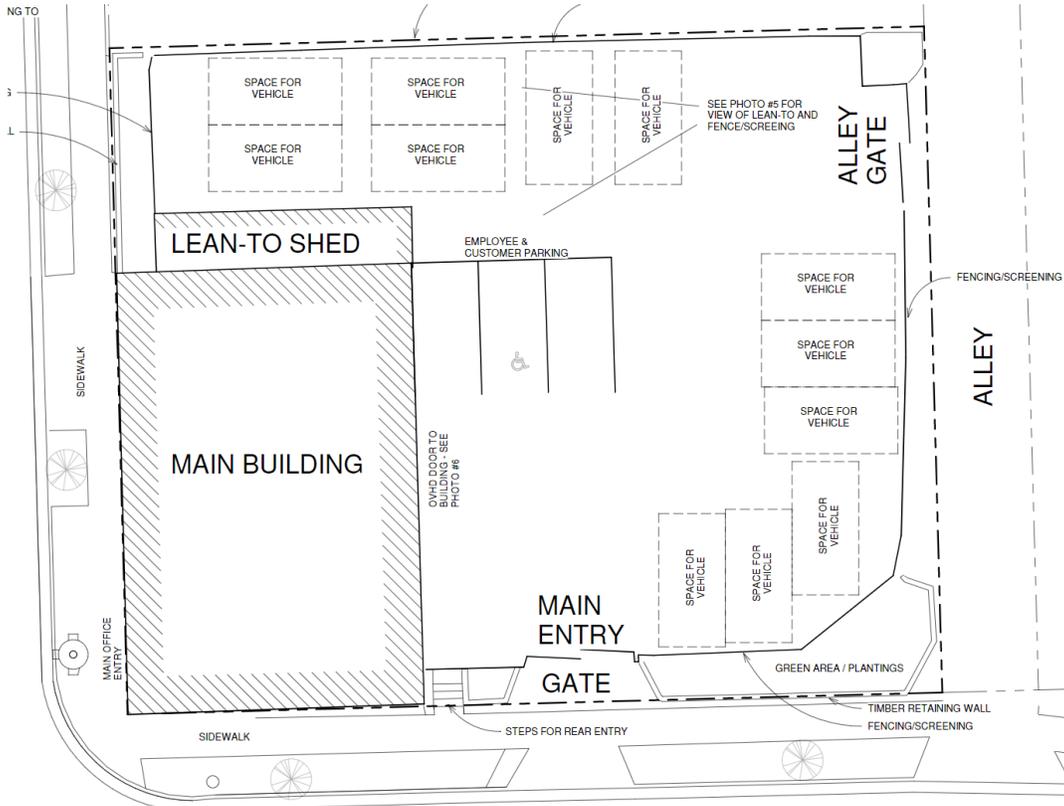
The applicant does not propose any other significant changes to the site’s existing layout. The 2,380 sq. ft. main building, located on the Southwest corner of the site, will house repair and business operations. A small lean-to shed adjacent to the main building will be used for storage. The remainder of the site is paved and will be used for outdoor vehicle storage.

The main entrance to the site will be the gated vehicle entrance off W. Madison St. A secondary gated entrance off the alley is also available for use. Refuse will be located in the outdoor vehicle lot, shielded from public view by the exterior fencing and out of the line of sight from the main entry gate. This lot was recently re-sealed.



The zoning ordinance requires 15 parking stalls and plans include 15 parking stalls. 3 marked spaces, including an ADA space, will be provided for employees and customers. Staff will park other vehicles in 12 unmarked spaces.

Staff does not recommend requiring a surety bond for this project. The small size of the business and improvements make this requirement unnecessary. The applicant will also provide a construction schedule for improvements as a condition of approval.



**Architecture**

The applicant does not propose any changes to the existing architecture.



**Recommendation:** Approve the Site, Landscaping and Architectural Plans for Magic Auto Repairs, a proposed automobile repair shop to be located at 1230 S. 60 St. submitted by Domingo Herrera d/b/a Magic Auto Repairs LLC. (Tax Key 438-0283-001) subject to the following conditions:

(Item 1 is 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. Revised Site, Landscaping, and Architectural Plans being submitted to and approved by the Planning & Zoning program to show the following: a) details (height and type) of the new perimeter fence around the site; b) a gate closure added along W. Madison St.; c) location and details of a new 4-sided refuse enclosure; d) construction schedule to complete site improvements; e) closed exterior gates after business hours; f) closed main building overhead doors during business operations; g) any outdoor storage being indicated on plans and not to exceed fence height. Contact Zac Roder, City Planner at 414-302-8465 with any questions.
2. Lighting plans being submitted to the Planning and Zoning Office for approval. Lighting shall be directed downward and shall not extend beyond the limits of the property.