



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, March 25, 2020
6:00 PM

COMMON COUNCIL CHAMBERS – CITY HALL – 7525 W. GREENFIELD AVE.

- 3A. Special Use Permit for Cleveland Auto a proposed auto repair facility to be located at 8440 W. Cleveland Ave.
- 3B. Site, Landscaping and Architectural Plans for Cleveland Auto, a proposed auto repair facility to be located at 8440 W. Cleveland Ave., submitted by Kevin Nugent, d/b/a Cleveland Auto. (Tax Key No. 487-0254-002).

Items 3A and 3B may be considered together.

Overview and Zoning

The applicant is Kevin Nugent who is the new owner of the property. The premise is an existing mixed use building (former auto repair shop downstairs and an apartment upstairs) zoned Community Commercial C-3.

The last know use auto repair use ended sometime in 2018. The previous proprietor/owner sold the property to Kevin Nugent who intends to use the property in a similar manner for vehicle repair.



The upper residential unit will be leased for residential purposes. Since there has been a lapse in use (over 12 months), the new business will be required to obtain a special use and site, landscaping and architectural review as part of obtaining a business occupancy permit.

Parking requirement for this mixed use site is for about 20 spaces. Off-street parking is available on site for about 24 parking stalls.

Business Summary for "Cleveland Auto"

8440 W. Cleveland Ave. West Allis, WI 53227

Services Offered: General auto repair and maintenance including but not limited to, oil changes, tire installation, tire rotation, tire balancing, brakes, battery installments, muffler repair, etc. Car parts would also be sold on site.

The typical duration that cars would remain at the property would range from 20 minutes to a week's time. The staff would consist of 3-4 employees.

Days and Hours of Operation: Monday-Friday 9AM-6PM and Saturday 9AM-3PM

Commercial Space Square Footage: 2,809 square feet with one residential apartment on top; 2000 square feet.

Description and timeline of interior and exterior improvements:

The following improvements would take place over the course of a year.

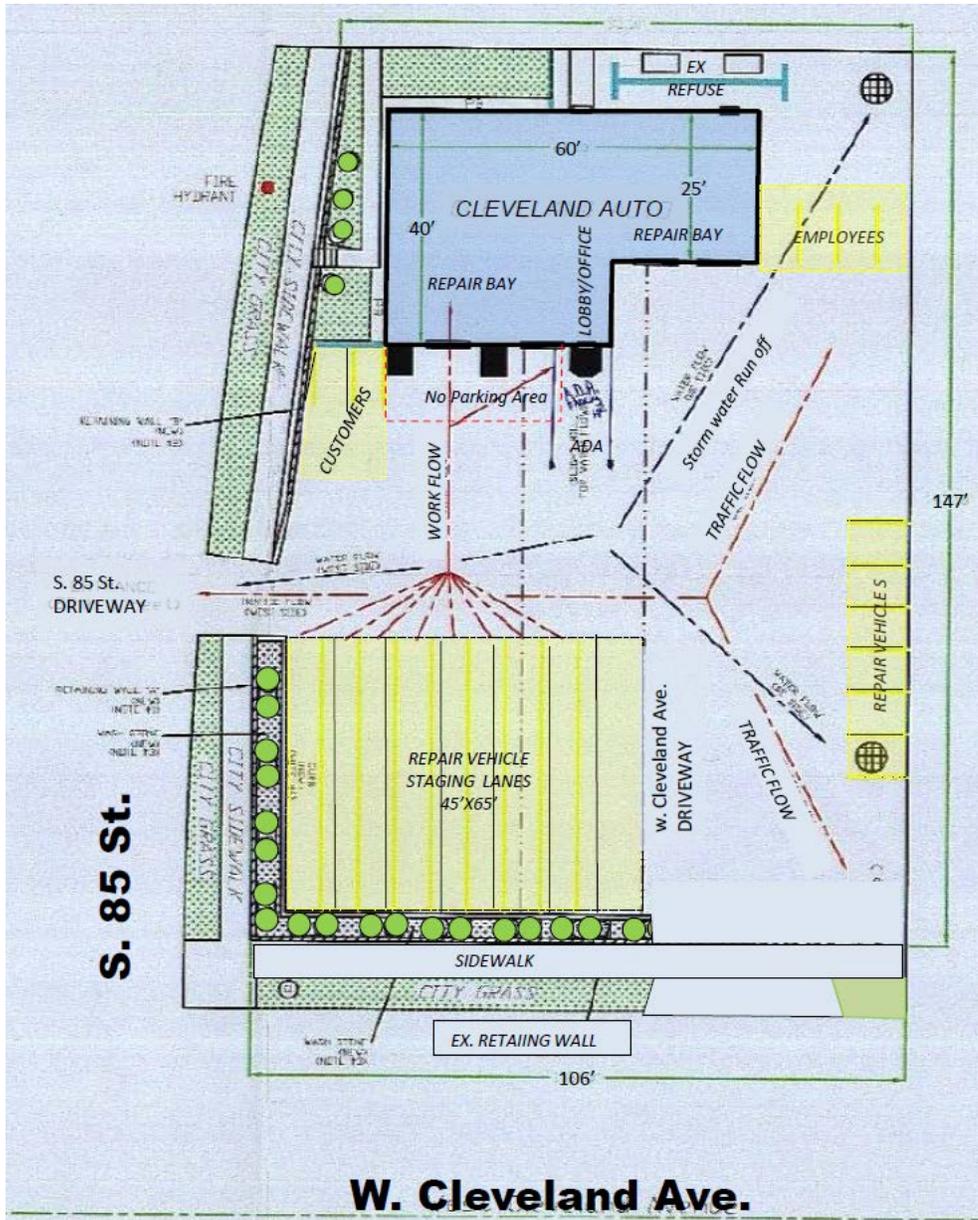
- Resurface Parking Lot
- Exterior building improvements including but not limited to signage, siding, windows, etc.
- Interior improvements

The total cost estimate for these improvements would be \$5000.



Site, Landscaping and Architectural Plans

In 2007, the City vacated a portion of W. Cleveland Ave. right-of-way and the excess land went to abutting property owners. In 2010, a previous owner completed a retaining wall and landscaping improvements to the property. Prior to the new retaining wall no landscaping areas existed on site and the asphalt parking surface extended out to the property line and sidewalk.



The proposed parking layout for the site will essentially follow the same format as previous auto repair uses since 2010. The site plan highlights these areas in yellow. Vehicles awaiting service will be staged in an area on double loaded series of parking spaces on the SW corner. Additional parking is provided on the east side of the site. Employees will park on the NE side of the site.

Proposed improvements: The new owner plans to make the following improvements on site:

1. Spot repairs to the existing retaining wall, infill new landscaping species within the existing retaining wall planting beds. New landscaping will feature a visual buffer to vehicles parked on site awaiting service.
2. Install a fence along the NE side of the property to restrict access to the site from the alley (not currently shown on plan).
3. Repair and re-seal and stripe the existing parking lot area.

City comment: staff recommends the following items being incorporated into a revised site plan:

1. Identify quantity and species of landscaping materials within a landscaping key. City Forester review of the species to ensure proper screening of parked vehicles.
2. Integrate a new landscaping island into the site plan on the south end cap of the east row of parking.
3. New fence location and details being provided (material and height). Given proximity to residential an ornamental or wood variety would be appropriate. Ensure that any gates do not obstruct the alleyway.
4. A 4-sided refuse enclosure being provided on site and situated on the north side of the property. It is currently located along the alley.
5. ADA accessible parking space being provided on site. The stall shall feature an access lane.
6. Delineate parking spaces on site (example: repair staging, employee, commercial vehicle, residential tenant, ADA/accessible)
7. Lighting - Any exterior lighting being noted on plan and include details of fixture type.
8. Schedule for completion of the improvements.

Signage – future business signage review and permitting will follow the special use process. Signage permits may be considered and approved administratively if in compliance with the signage ordinance.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for Cleveland Auto a proposed auto repair facility to be located at 8440 W. Cleveland Ave. and approval of the Site, Landscaping and Architectural Plans for Cleveland Auto, a proposed auto repair facility to be located at 8440 W. Cleveland Ave., submitted by Kevin Nugent, d/b/a Cleveland Auto. (Tax Key No. 487-0254-002), subject to the following:

(Items 1 through 4 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) landscaping plan to identify quantity and type of landscaping infill material within existing planters; (b) a new landscaping island being installed near the Cleveland Ave. driveway entrance (on the south end cap of the parking area); (c) ADA accessible parking and loading area being shown on the site plan; (d) New fence location and details being provided (material and height) to separate alley from parking area. Given proximity to residential an ornamental or wood variety. Ensure that any gates do not obstruct the

alleyway; (e) A 4-sided refuse enclosure being provided on site and situated on the north side of the property; (f) Delineate type of parking spaces on site (example: repair vehicle staging, employee, commercial vehicle, residential tenant, ADA/accessible); (g) Schedule for completion of the improvements. Contact Steven Schaer, City Planner with any questions at 414-302-8466.

2. An estimated cost of paving, landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, City Planner at 414-302-8466.
4. Common Council approval of the special use (scheduled for April 22, 2020) and applicant's acknowledgement of the special use resolution.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Signage and exterior lighting plan being provided for staff review and approval.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.