



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/23/2015
Common Council Item Number: PC15-0228	Date: Click here to enter a date.
Submitted By: Jennifer Andrews, DCD	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Skipper Bud's, 851 Silvernail Road – Conditional Use Permit	

Details:
 Skipper Bud's currently operates a boat sales and service business at 1030 Silvernail Road. They are interested in purchasing a nearby property at 851 Silvernail Road, which would be used for boat service (no sales). They are also requesting a rezoning of this property to M-1, Light Manufacturing at this meeting.

The City's M-1, Light Manufacturing zoning district allows for automotive service stations and auto body shops but does not specifically address boat service shops. However, the code does have a provision that permits similar uses as a conditional use. Staff feels there is little difference between an auto repair shop and a boat repair shop so we are supportive of this conditional use.

The hours of operation are 7:00 A.M. to 8:00 P.M., seven days a week. There will be approximately 10 employees on site. The applicants are not proposing any modifications to the site plan or exterior of the building at this time, just the Conditional Use permit.

Options & Alternatives:
 The Plan Commission could deny the conditional use permit or could place any restrictions on the use if they see a need for additional control.

Financial Remarks:
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Staff Recommendation:
 Staff recommends approval of the Conditional Use Permit subject to Engineering Comments and either paving the gravel area east of the building or planting it with grass.



Committee Recommendation:

Click here to enter text.