



**CITY OF WAUKESHA
Administration**

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| Committee: Plan Commission | Date: 12/14/2016 |
| Common Council Item Number: PC#16-0106 | Date: 12/14/2016 |
| Submitted By: Maria Pandazi, City Planner | City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text. |
| Finance Department Review: Rich Abbott, Finance Director RA | City Attorney's Office Review: Brian Running, City Attorney Click here to enter text. |
| Subject: Wicked Wheels of Wisconsin, 1319 Poplar Drive, Suite A – Conditional Use Permit | |

Details:
Wicked Wheels of Wisconsin is requesting a permanent conditional use to occupy a portion of the multi-tenant industrial building at 1319 Poplar Drive. Wicked Wheels does motorcycle service and customization. While the customization aspect of their business is a permitted use in the M-1, Manufacturing District, the service aspect is a conditional use. They also sell a limited amount of customized parts online.

Wicked Wheels of Wisconsin is an existing business that is relocating their facility from New Berlin. They have 4 employees and their hours of operation are 9:00 AM to 5:00 PM, Monday through Friday, by appointment only on Saturdays, and are closed on Sunday.

Staff is comfortable with this conditional use, however we would like to require that all motorcycles that are at the site for service or customization are brought inside the building at the close of business each day and that there shall be no outside storage of junk, parts or other materials associated with the business.

Options & Alternatives:
The Plan Commission could impose any additional restrictions on this use they feel necessary.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
Staff recommends approval of the conditional use permit subject to the following:
1. All motorcycles that are at the site for service or customization are brought inside the building at the close of business each day.
2. There shall be no outside storage of junk, parts or other materials associated with the business.



3. Fire Comments
4. Engineering Comments.