



City of Waukesha
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Committee: Plan Commission	Date: 8/28/2024
Common Council Item Number: PC24-0557	Date: 8/28/2024
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Conditional Use Permit – 1343 S. West Ave., Scotty's Auto Sales – A request to allow Scotty's Auto Sales to operate a car dealership at 1343 S. West Ave. in the B-3 General Business District	

Details: The applicant has operated a car dealership at 1343 S. West Ave. since 2018, but the dealership never received the required Occupancy Permit. A carwash previously was located at the property, with multiple garage doors for separate carwash bays. Last year the applicant closed the garage doors and replaced them with plywood siding. This work was done without Plan Commission approval or Building Permits, so it has been the subject of a code enforcement case.

The applicant has stated that the garage doors are still in place behind the plywood siding sections. When staff told the applicant plywood would not be an acceptable siding material for Plan Commission approval, he stated that he will remove the plywood siding sections and go back to using the garage doors instead. He expects to remove the garage doors very soon.

Hours of operation for the dealership will be 9:00 to 6:00 PM, Monday through Friday, as well as Saturday mornings. The applicant is the only employee at this location, and he also operates a dealership on the other side of West Ave.

As part of the Conditional Use Permit, staff requested the applicant provide a copy of a parking lot layout showing adequate spaces for customer parking, as well as inventory storage/display areas. He has done so and understands that the lot will need to be striped to match. The applicant would like to wait to complete the striping until after the lot is re-sealed in the spring.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for Scotty's Auto Sales at 1343 S. West Ave. with the following conditions:

- Plywood siding will be removed from the garage doors by no later than September 30th, 2024.
- The parking areas will be striped to match the approved plan by no later than May 31st, 2025. Customer parking spaces will be signed, either with paint or with actual signs, and will be left open for customers to use.
- After the striping is complete, all inventory vehicles will be parked in designated spaces. Driveway aisles will be left open for traffic.
- No vehicles may be parked on landscape areas, including grass.
- Prior to any future alterations to the building, the applicant will receive any required Building Permits, and Plan Commission approval, if applicable.
- An Occupancy Permit is required.