



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/22/2023
<b>Common Council Item Number:</b> PC22-0364	<b>Date:</b> 3/22/2023
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Conditional Use Permit – 1230 S. West Ave., Dynamic Automotive Solutions – a request for a conditional use permit for the operation of an automobile wholesale business at 1230 S. West Ave.</b>	

**Details:** Dynamic Automotive solutions is an existing car repair business, which is a Permitted Use in the M-2 zoning district. In addition to car repair, the applicant would also like to add a wholesale car sales component to their business. Cars will be purchased at auction, repaired, and then either resold at auction or resold to dealers. They will not be displayed for sale at all on the property and they will not be resold directly to consumers.

For sale cars will be stored to the north of the building behind the employee parking area. The business currently has three employees. There are eleven parking spaces in front of the building, all of which will be designated for customers only. The spaces to the north of the building are not currently striped, so staff has requested that. Aside from the addition of car sales, business operations will be unchanged. The applicant is requesting approval of the Conditional Use Permit for two years only. He has stated that he hopes to have moved the business to a different location before the end of that time.

Car sales is not permitted in the M-2 zoning district, but wholesalers are a Permitted Use. Aside from the Conditional Use restrictions, the applicant will also be subject to the restrictions specified by the State's Wholesale Auto Dealer license. As a result, staff believes the proposed use has less potential to be abused or to become a nuisance than some of the other limited automobile sales operations which have been approved in other Manufacturing areas.

**Options & Alternatives:**  
The Plan Commission may limit

**Financial Remarks:**  
No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of a Conditional Use Permit for a Dynamic Automotive Solutions. with the following conditions:

- No retail car sales may happen on the property. No vehicles may be displayed for sale, and no large car sale advertisements are permitted.
- Applicant must re-stripe the sections of the parking lot where vehicles will be stored, to clarify the number of spaces available and ensure adequate access for emergency vehicles, by no later than June 1st, 2023.
- Adequate on-site customer and employee parking must be available at all times. Customer and employee parking spaces may not be used for vehicle storage.
- This conditional use permit will apply to the applicant and Dynamic Automotive Solutions only, not to any other business that may occupy the space in the future. It will only run through the requested two-year time period.