



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
 City Hall, 201 Delafield Street, Room 200
 Waukesha, WI 53188
 Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
 The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: October 4, 2017

NEW APPLICATION AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Sabeh Holdings, Inc. - DBA: Milwaukee Cycle Works

LOCATION OF USE: 1800 St. Paul Avenue, Waukesha, WI 53188

TYPE OF USE: Motorcycle Sales & Service

Is this a NEW use or is this use being relocated from somewhere else? Relocated

If you are relocating a use, where are you relocating it from? 1319 Poplar Drive, Waukesha, WI 53188

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain: _____

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW

Hours and days of operation: 9am - 5pm / Tuesday-Saturday

Number of Employees: 2

Number of on-site parking stalls available: 10

Length of permit requested (6 month, 1 year, 2 year, permanent): Permanent

Current zoning: M-1

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: Department of Transportation - Dealers License

Will any hazardous materials be used? No

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Motorcycle Service & Repair. Motorcycle Sales (limited)

2. Explain your business' daily operations. Build custom motorcycles that are marketed on the internet. Majority of my clients never visit my shop and purchase is done online. However, I do accept trade-in motorcycles that I would like to display (limited) for sale at this location.

3. How will business be managed on a daily basis? I personally participate in the daily operations and will be at the location. I personally manage the entire operation.

4. What are your products or services? Motorcycle service (Tires, Brakes, Batteries, and repair). Customizing mostly Harley Davidson motorcycles with bolt on accessories.

5. Will your employees need additional parking? No

6. Are employees required to have any certification(s)? No

7. Who is the owner of the building or premises where your business will be conducted?
James S. Sawaya

8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes. A 2-year lease.

9. Are there any insurance requirements for your business? Yes. A garage policy as well as an umbrella policy.

10. Will you have property insurance? Only personal property as well as coverage for client property.

11. Are there any noise considerations/concerns with your business operations? No.

Sabeh Holdings, Inc. dba: Milwaukee Cycle Works
1319 Poplar Drive
Waukesha, WI 53188
262-679-3333



October 10, 2017

Dear Planning Commission Members
Department of Community Development
City Hall, 201 Delafield Street, Room 200
Waukesha, WI 53188

Dear Planning Commission Members,

Thank you for the time to consider my conditional use permit application as I relocate my existing business. For the last year I have operated within a similar conditional permit at my current location. I am seeking the same conditional use status at my new intended location.

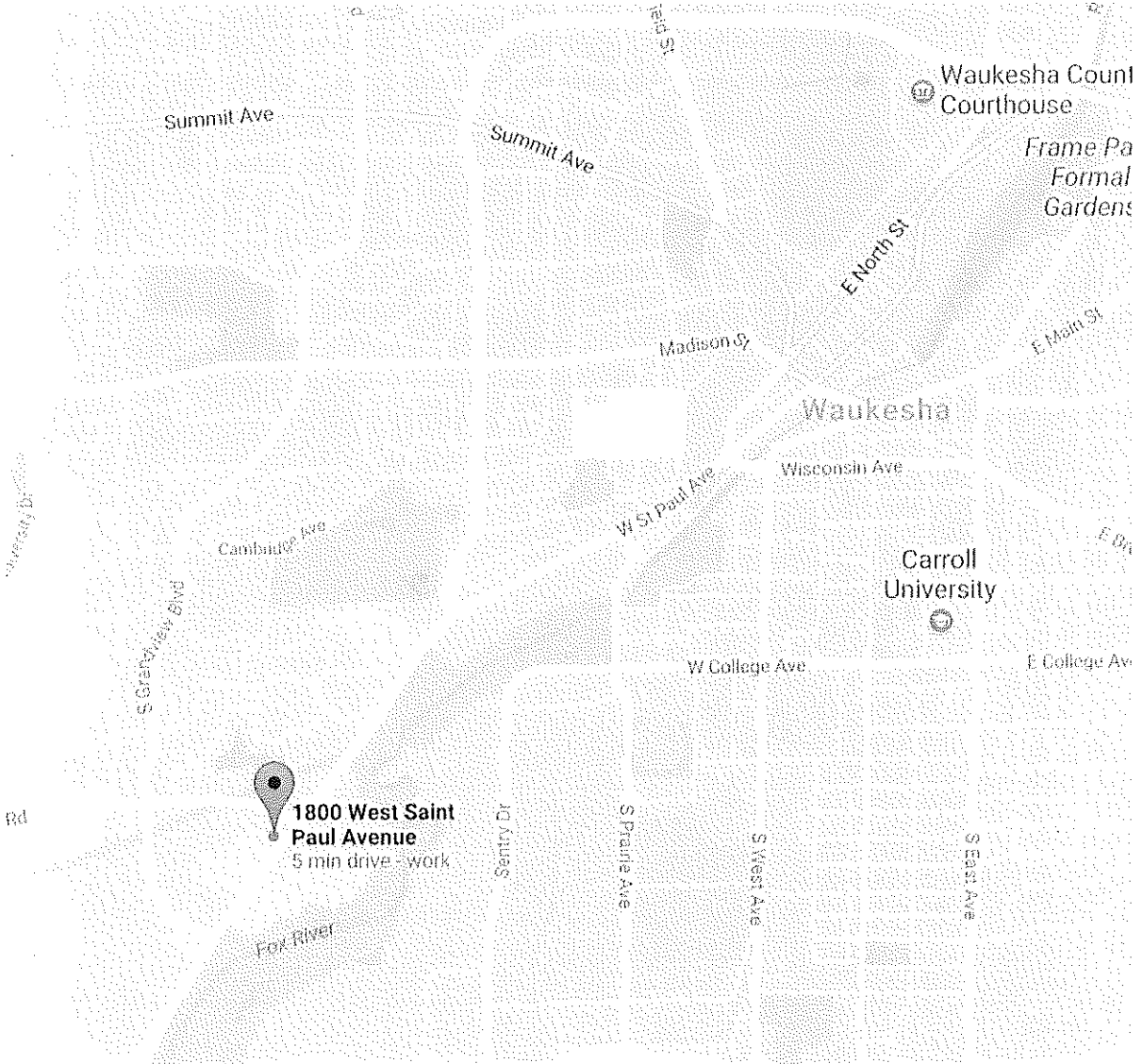
A little about my operation. The primary activity is building custom HD motorcycles. I advertise nearly exclusively on the internet and all custom build customers have been from other states. It is rare that I even meet my clients other than through online transactions. However, many clients wish to trade-in another motorcycle when purchasing one of my customs. I seek conditional use to be able to advertise, display, and sell the trade-in motorcycles. I hold a Department of Transportation license for motor vehicle sales.

The secondary function of my operation is motorcycle service. Tires, batteries, brakes, oil changes, and the like are an important aspect, but are minor to the custom bike building.

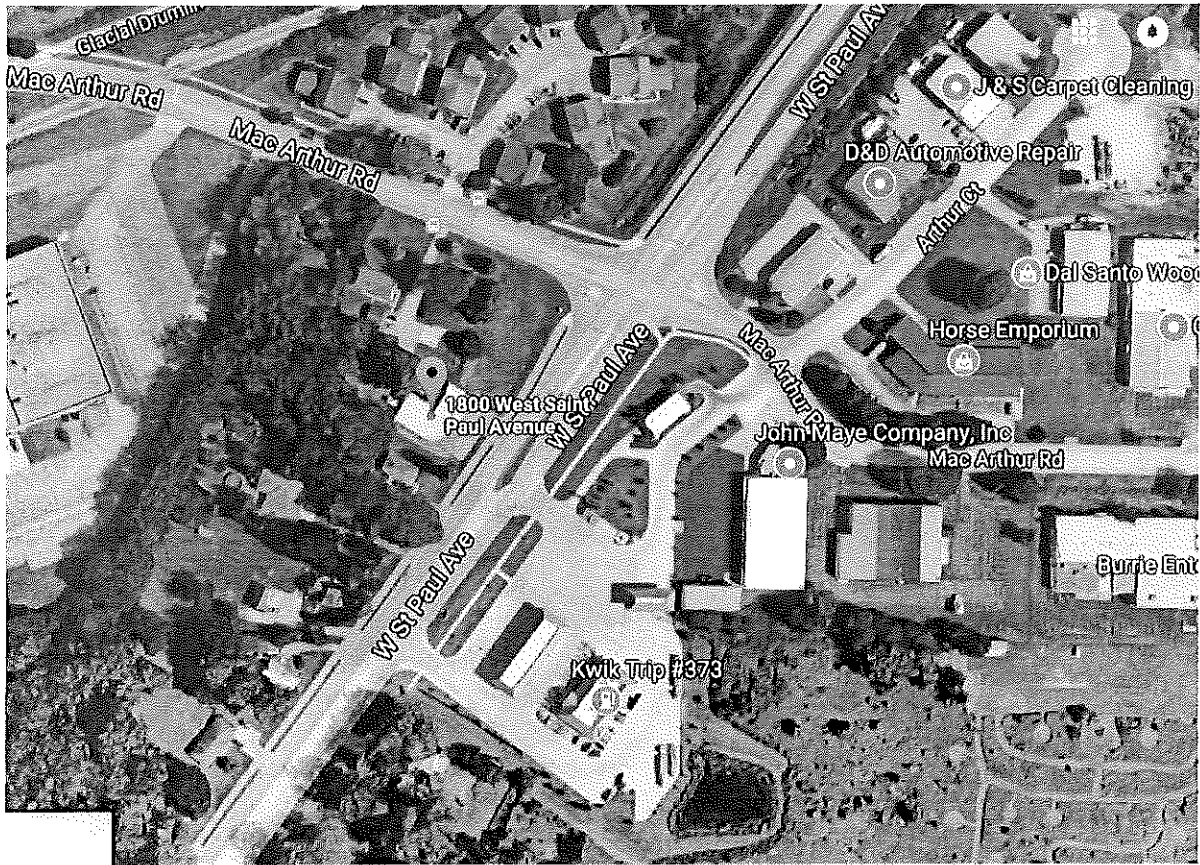
Sincerely,

James S. Sawaya
Sabeh Holdings, Inc.
dba: Milwaukee Cycle Works

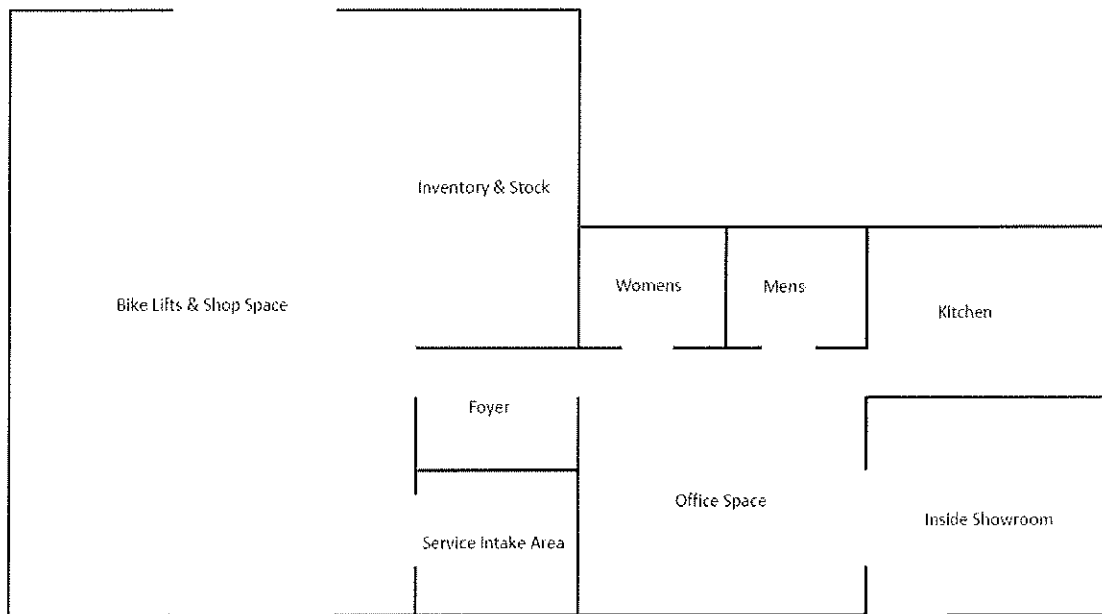
Site Location



Site Location (2)



Building Layout



Building front

