



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 8/26/2020
Item Number: PC20-0069 & PC20-0070	Date: 8/26/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Diane Gard, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Public Hearing: Twenty Six Motorsports, LLC, 500 E. North Street, Conditional Use Permit - Proposed operation of an automotive detailing and graphics shop by Twenty-Six Motorsports, LLC in the B-3 General Business zoning district.	

Details:

Twenty Six Motorsports is requesting for a Conditional Use Permit for 500 E. North Street, for automotive detailing and graphics. The business will be run solely by the owner/applicant. The business will be open from 9 am to 4pm on Monday through Friday and from 9am to 1pm on Saturdays. The business operations include; cleaning and polishing cars, installation of lettering and graphics for vehicles, automotive detailing, and interior/exterior graphics.

The current zoning for 500 E. North Street is B-3 (General Business District). Under the B-3 zoning code, automotive service stations and repair facilities are Conditional Uses. The property is located on a 0.26-acre site and the current building is 2,800 square feet. There are currently 4 parking spaces available on the site. There is an overhead service bay door, which leads to two vehicle detailing areas inside. The front of the building will be a storage area and will have one restroom available for customers. If approved, the owner will pave the back area of the property, so that customers will be able to drive into the overhead service bay.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:

Staff recommends approval for the conditional use for 500 E. North Street with the following conditions:

- All engineering, water utility, and fire department comments to be addressed.
- Applicant paves the grass area in the rear of the property to allow access to the overhead doors for customers to enter the service bay.
- Overgrown branches and brush to be cleaned up in the rear of the property so that customers can use the paved driveway to pull into the service bay.

