



City of Waukesha
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Committee: Plan Commission	Date: 9/25/2024
Common Council Item Number: PC24-0593	Date: 9/25/2024
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 – 1925 E. Main St., JP Autonation LLC. – A request to allow an automobile sales business to operate in the B-5 Community Business District.	

Details: 1925 E. Main St. is currently occupied by ARP Automotive, which sells and services cars and jet-skis. Since it has been in business in the space since prior to 2023, when car dealers were made a Conditional Use, ARP Automotive is a legal non-conforming use, and can continue to operate there without zoning restrictions or conditions.

J.P Autonation, also a car dealer, would like to occupy a portion of the building and parking lot. The dealership will operate during regular business hours Monday through Friday, with additional hours on Saturdays. To start, the business will have only two employees, but the applicants have identified potential for growth to up to seven.

The building will not be officially subdivided, but J. P. Autonation will occupy the northeast half, and will have a private office in that area. The business will consist of car sales only. The applicants plan to contract with separate businesses, including possibly ARP Automotive, for service work.

Parking will be in the section of the lot to the east of the curb where the private road Longview Dr. ends on the property. The applicants have identified seven parking spaces for employees on their site plan, and four spaces for customers. The remainder of the spaces, including the ones facing toward Longview Dr. on the outside of the lane, will be for inventory storage.

Parking spaces adjacent to the building are currently stripped for angled parking. The applicant plans to stripe the inventory storage spaces across from the entrance for angled parking as well. The drive lane will be one-way only, with drivers directed to circle around the building to exit.

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 J.P. Autonation at 1925 E. Main St. with the following conditions:

- Customer and employee parking must be signed and left available for customers and employees respectively, not used for inventory storage. At least enough employee spaces must be available during business hours for all employees in the work shift with the largest number of employees.
- All parking spaces in front of the building must be striped for angle parking. Lot striping must be complete before business operations can begin. Parking spaces must meet or exceed minimum dimensions, 9' x 18'.
- J.P. Autonation will occupy only the identified portions of the building and property. If, in the future, the business expands to occupy a larger area, a new Conditional Use Permit will be required.
- An Occupancy Permit is required prior to opening for business.