



## COMMUNITY DEVELOPMENT

201 DELAFIELD STREET  
WAUKESHA, WISCONSIN 53188-3633  
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Jennifer Andrews, Director

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January 31, 2023

Dwight Rusch  
Picasso Automotive/Freeland Cars  
1352 Ellis St.  
Waukesha, WI 53186

Re: Conditional Use Permit Approval, Freeland Cars – 1352 Ellis St.

Dear Property Owner(s):

This is to inform you that the Plan Commission approved your application at its January 25<sup>th</sup>, 2023 meeting for a Conditional Use Permit and Final Site Plan and Architectural Review for car sales at 1352 Ellis St. The Plan Commission approved your application with the following conditions:

- Vehicles for sale must be parked in the rear lot, behind or to the side of the building. No vehicles may be displayed and no large "For Sale" signs or other displays typical of a car dealership are permitted. All advertisement must happen online or through methods which do not impact the neighborhood.
- No vehicles, whether for sale or not, may be parked in the street terrace.
- No vehicles for sale may be parked on Ellis St.
- Adequate off-street parking must be available for all employees and customers. If employee parking will be at an adjacent property, written permission must be obtained from the property owner.
- Front parking area must be striped to 150 feet back from the Ellis St. property line, and at least five customer parking spaces must be designated and signed in the front of the office area. Striping must be completed by June 1<sup>st</sup>.
- This Conditional Use Permit will be for a period of one year only and will be reviewed for renewal on a permanent basis in January of 2024.
- This Conditional Use Permit applies only to the Freeland Cars business. If Freeland Cars relocates in the future, any new property owner would need to return for additional approval prior to operating a similar business.

The Plan Commission also requested a report from Planning Department staff on the status of the Conditional Use Permit at its June 28<sup>th</sup>, 2023 meeting. We will contact you ahead of that meeting to ensure that you have adequate notice. Please let me know when you have the striping scheduled, so we can ensure that it is done in such a way that will meet the Plan Commission's standards.

Let me know if you have any questions or concerns about this approval.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Griffith".

Charlie Griffith  
Associate Planner  
City of Waukesha  
Phone: 262-524-3529  
[cgriffith@waukesha-wi.gov](mailto:cgriffith@waukesha-wi.gov)