



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: August 22, 2022

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: Avis Budget Car Rental

LOCATION OF USE: 1840 B Meadow Lane

TYPE OF USE: Car rental office

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

If you are relocating a use, where are you relocating it from? n/a

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

If yes, please explain: We have over 1,600 locations in the US and many more worldwide

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

Hours and days of operation: M-F 7:30 to 6:00 / Sat 8:00 to 1:00 / Sun 9:00 to 1:00 or similar - 7 days a week

Number of Employees: Two

Number of on-site parking stalls available: 310

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

Current zoning: B-5

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

Name of licensing authority: \_\_\_\_\_

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? Car rental office  
\_\_\_\_\_  
\_\_\_\_\_
2. Explain your business' daily operations. Rental agreement processing from the office with customers picking up and returning their rental vehicles from the parking lot. Vehicle interiors will be cleaned in a designated area in the rear of the facility and will be washed at the car wash next door  
\_\_\_\_\_
3. How will business be managed on a daily basis? The office is operated by an agency operator. The operator's day-to-day operation is overseen by the Territory Manager and the District Manager.  
\_\_\_\_\_
4. What are your products or services? Automobile rentals from economy/compact through large SUV's and passenger vans for commercial and leisure use. Rentals may be hourly, daily, weekly, monthly, or longer. We have both local and one-way rentals available to any city in the USA that we have an office in.  
\_\_\_\_\_
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?  
Grandview Plaza I, LLC  
\_\_\_\_\_
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, there will be a lease in place  
\_\_\_\_\_
9. Are there any insurance requirements for your business? \$2,000,000 General/Comp for the facility  
\_\_\_\_\_
10. Will you have property insurance? Yes  
\_\_\_\_\_
11. Are there any noise considerations/concerns with your business operations?  
None  
\_\_\_\_\_  
\_\_\_\_\_

Avis Budget Car Rental, LLC  
Conditional Use Permit Application

1840 B Meadow Lane  
Waukesha, WI 53072

Project Narrative

Avis Budget Car Rental, LLC is the parent company of Avis Rent a Car System, LLC and Budget Rent a Car System, Inc. We operate both the Avis and Budget car rental brands throughout the United States and worldwide. We are expanding our footprint in select markets and we have been seeking a suitable location in the Waukesha area for nearly a year. The site selected will provide easy access for the local businesses and residents we seek to provide services to. We will have both Avis and Budget brands at this site.

We will typically have less than 10 cars idle at any given time. There are times during the month/year where the fleet on hand could be as high as 15 on heavy holiday or vacation return days. Our fleet is shared throughout the greater Milwaukee/Chicago area and is shuttled in/out based on reservation demand. This will be a full-service car rental facility, servicing both commercial accounts and leisure customers from the surrounding area. We offer daily, weekly, and monthly rates, along with one-way rentals to and from any of our other rental locations within the lower 48 states. Our hours of operation will be Monday through Friday – 7:30 AM to 6:00 PM, Saturday 8:00 AM to 2:00 PM, and Sunday 10:00 AM to 1:00 PM or something very similar. This location will not offer truck rentals.

The location is minimally staffed with an independent agency operator. At this particular location, there would be a maximum of two staff members on duty at any time. Vehicles will be cleaned on site (interiors) and all washing activities will take place off-site. No vehicular maintenance will be conducted on-site.

