



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Plan Commission	Date: 12/13/2023
Common Council Item Number: PC23-0468	Date: 12/13/2023
Submitted By: Doug Koehler, City 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.
Subject: PC#23-0468, Conditional Use Permit, Ditch Witch Midwest, 1305 Sentry Drive-	

Details:

The applicant is applying for a Conditional Use Permit (CUP) to allow for the sale of vacuum trucks on site at 1305 Sentry Drive. The commercial vacuum trucks have been added to the Ditch Witch product line as there is a need for the product by contractors and municipalities. Ditch Witch currently rents out vehicles such as Trenchers, Plows, Skid Steers, Trailers, and other underground construction equipment. The applicant indicated that the vacuum trucks will be the only type of vehicles that they would sell and there would only be a small number of the vehicles in their yard at one time.

The applicant will need a conditional use permit in order to sell the vacuum trucks for commercial sales. The property is zoned M-1, Light Manufacturing District. The yard where the vacuum trucks and other equipment is located, has a large fence, that blocks the view from the public. The applicant has also agreed to adding a dustless surface in the rear of the property per city code. No vehicle sales promotional items, such as flags, signs, etc. shall be added to the site. Hours of operation for Ditch Witch are Monday through Friday, 7am-5pm. The business currently has 10 employees on site. This area has been identified as high priority for sidewalk in the future, however, staff is not recommending that sidewalk be installed at this time, but may be ordered at another time.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:
Staff recommends approval of the Conditional Use Permit for 1305 Sentry Drive with the following conditions:

- The area in the back of the property must be a dustless surface per city code.
- No Vehicle sales signage, flags or other promotional items are to be used on the site.

- No retail sales or outside displays are allowed in the front of the property, with all equipment stored inside the fenced in area.