



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/26/2022
<b>Item Number:</b> PC21-0155	<b>Date:</b> 1/26/2022
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Public Hearing: Joe's Armory, 1105 Josephine Street, Conditional Use Permit – Review of Conditional Use Permit from the December 9, 2020 Plan Commission Meeting	

**Details:**

The applicant is returning to the Plan Commission for the one-year review for a home industry, Conditional Use Permit located at 1105 Josephine Street. Joe's Armory was granted a Conditional Use Permit for one-year, with the goal to be granted a permanent Conditional Use Permit. The site is zoned RS-3, single family residential.

Joe's Armory focuses on online gun and parts sales, as well as online transfers. The applicant is the only employee on site. Hours of operation are by appointment only and there are currently four parking spaces on site. The majority of the business is checking online for orders. The applicant has obtained a license from the ATF and Wisconsin Department of Justice, so they are legally able to sell firearms. The applicant has limited stock of firearms and parts and no signage for the business is on site. The majority of the business focuses on online sales and shipping the purchases to the customer. The applicant has had a total of 9 transfers and 2 sales in the past 12 months.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommends approval of the Conditional Use Permit for 1105 Josephine Street with the following conditions:

- All staff comments to be addressed
- All State and Federal guidelines/licenses are up to date
- The applicant will continue to operate the business only as outlined in the business plan

