



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

<b>Committee:</b> Plan Commission	<b>Date:</b> 6/28/2023
<b>Common Council Item Number:</b> PC23-0412	<b>Date:</b> 7/18/2023
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Zoning Code Amendment - Discuss proposed amendment for Auto Sales and Auto Dealerships to become Conditional Uses.</b>	

**Details:**  
 In an effort to curtail enforcement issues with Auto Dealerships and Auto Sales businesses, staff is suggesting the Plan Commission consider making such uses a Conditional Use under the B-3 and B-5 Business Districts in which they are permitted, sections 22.35 and 22.37 of the code respectively. Having these as a conditional use will allow the Plan Commission the ability to place conditions on such business to more appropriately integrate them with the surrounding uses and neighborhood. Common past issues with auto sales business uses which could be addressed with specific conditions include: Identifying adequate employee and customer parking on site to avoid on street parking issues in the area, keeping all inventory on paved surfaces, limiting the location and volume of outdoor speaker systems, maintaining landscaping around the site, require permits for temporary signage, limit exterior lighting locations and heights to avoid intrusions on to nearby residential areas, ... etc.  
 Giving the Plan Commission the ability to place conditions on such uses, will assure they have ability to place conditions as they see fit, to assure the business is operated in a way that is not disruptive to the surrounding neighbors and businesses.

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

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

**Executive Recommendation:**  
 Staff recommends approval of the zoning code amendment to consider Auto Sales and Auto Dealerships a Conditional Use in sections 22.35 General Business and 22.37 Community Business Districts.

