



CU 24-00004
PC 24-0540

CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall, 201 Delafield Street, Waukesha, WI 53188
(262) 524-3750

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: _____

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Please describe your proposed use below in as much detail as possible. Be sure to include potential future growth, to avoid needing to come back for further approvals in the future. Some portions of the questionnaire below will not apply to all Conditional Use Permit applications. If there are relevant details which are not covered below, please attach a written narrative to explain them.

NAME OF PROJECT OR BUSINESS: Freeland LLC

LOCATION OF USE: 1352 Ellis St, Waukesha, WI 53186

TYPE OF USE: Wholesale + Retail of cars + trucks

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? _____

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

If yes, please explain: _____

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

Hours and days of operation: Mon. - Fri 8:30 - 6:30 p.m / Saturday 9 - 4pm

Number of Employees: 1 - 3

Number of on-site parking stalls available: 25

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

Current zoning: M2

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 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? Wholesale + Retail
2. Explain your business' daily operations. Our cars are advertised online. Vehicles will be parked in the back. Customers will come in our office + we will bring the car to the front. Customers purchase vehicles in our office just as Picasso Customers do.
3. How will business be managed on a daily basis? We try to have paperwork mostly done so customers only spend a minimal amount of time here. For the sake + safety for our customers, we would like to have those cars in the front if there is a scheduled showing or delivery.
4. What are your products or services? Used Car Sales
5. Will your employees need additional parking? No
6. Are employees required to have any certification(s)? Yes
7. Who is the owner of the building or premises where your business will be conducted? Dwight or Patricia Rusch
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? _____
9. Are there any insurance requirements for your business? Yes
10. Will you have property insurance? Yes
11. Are there any noise considerations/concerns with your business operations? No

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.



DEPARTMENT OF
FINANCIAL INSTITUTIONS

**STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
DIVISION OF MOTOR VEHICLES**



DIVISION OF
MOTOR VEHICLES

**MOTOR VEHICLE DEALER - RECREATIONAL VEHICLE DEALER
SALES FINANCE - MANUFACTURER - DISTRIBUTOR
LICENSE CERTIFICATE**

The person, firm or corporation whose name appears on this license has complied with the requirements of Wisconsin statutes and is hereby licensed to engage in business as a motor vehicle dealer sales finance company and / or as a motor vehicle dealer, recreational vehicle dealer, manufacturer, or distributor to sell, manufacture or distribute the makes of vehicles printed below.

This license and your license plates cannot be assigned or transferred.

If there is a change of ownership or if licensee discontinues business at this location this certificate and all dealer's license plates of the number shown hereon must be returned immediately for cancellation.

LICENSE NUMBER
MV-5589

ISSUED
08/01/2022

EXPIRES
07/31/2024

BRANCH / SUBLOT

**MAKES
USED**

FREELAND LLC
1352 ELLIS ST
WAUKESHA WI 53186-5621

Mailing addr exists 53186

MV1045 10/2008

POST IN A CONSPICUOUS PLACE



DEPARTMENT OF
FINANCIAL INSTITUTIONS

**STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
DIVISION OF MOTOR VEHICLES**

**MOTOR VEHICLE DEALER - RECREATIONAL VEHICLE DEALER
SALES FINANCE - MANUFACTURER - DISTRIBUTOR
LICENSE CERTIFICATE**



DIVISION OF
MOTOR VEHICLES

The person, firm or corporation whose name appears on this license has complied with the requirements of Wisconsin statutes and is hereby licensed to engage in business as a motor vehicle dealer sales finance company and / or as a motor vehicle dealer, recreational vehicle dealer, manufacturer, or distributor to sell, manufacture or distribute the makes of vehicles printed below.

This license and your license plates cannot be assigned or transferred.

If there is a change of ownership or if licensee discontinues business at this location this certificate and all dealer's license plates of the number shown hereon must be returned immediately for cancellation.

**LICENSE NUMBER
MV-5589**

**ISSUED
09/09/2020**

**EXPIRES
07/31/2022**

BRANCH / SUBLOT

**MAKES
USED**

**FREELAND LLC
1352 ELLIS ST
WAUKESHA WI 53186-5621**

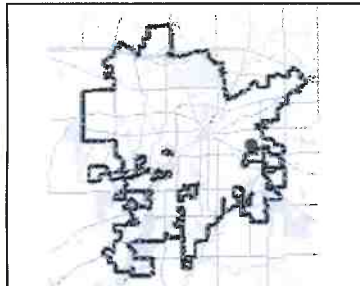
Mailing addr exists 53186

MV1045 10/2008

POST IN A CONSPICUOUS PLACE



City of Waukesha Property Map



Legend

- Address:
- Parcels
- City Limits
- + Railroads
- Water Bodies
- Landmarks**
- Cemetery
- County
- Municipal
- Hospital
- Parks
- School
- State/Federal

Notes:

0.0 0 0.02 0.0 Miles

Print Date: 12/16/2022
City of Waukesha GIS

This map is a user generated static output from an Internet mapping site and is for reference only. The data found on this site is considered to be correct, but should not be used for engineering or survey applications without verifying the information from officially recorded sources.

