

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 11/8/2017
Common Council Item Number: PC17-0103	Date: 11/8/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Milwaukee Cycle Works, 1800 St. Paul Avenue – Conditional Use Permit	

Details:

Proposal is to open a motorcycle repair and customization business to 1800 St. Paul Avenue. The property is zoned M-1 and these uses are permitted in the district. Another aspect of the business is the sale of customized motorcycles and the applicant would like to be able to have a limited display of cycles on site. Applicant has indicated the majority of sales business is done online with customers never visiting the shop. This activity is not a permitted use in the M-1 District, but the applicant would like to apply for a conditional use permit as a use similar to and reasonably related to the principal permitted use. The Plan Commission has heard similar requests for customized auto sales in manufacturing, and included a condition that no exterior displays are permitted. The proposed floor plan includes an area for an indoor showroom.

Options & Alternatives:

Any other conditions the Plan Commission deems appropriate for the operation of the proposed business.

Financial Remarks:

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Staff Recommendation:

Staff recommends approval of the Conditional Use Permit with the condition that no exterior displays of items for sale be permitted.

