



## 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: 11/18/2024

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 STREET WAUKESHA, WI 53186

TYPE OF USE: Motor Vehicle Dealer, Recreation Vehicle Dealer, Sales Finance, Used Vehicles

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? NEW

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

If yes, please explain: Moving into new location, additional seperate application attached

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

Hours and days of operation: Monday - Friday 8:30 A.M. - 6:30 P.M. , Saturday 9:00 A.M. - 4:00 P.M.

Number of Employees: 1-3

Number of on-site parking stalls available: 25

Length of permit requested (6 month, 1 year, 2 year, permanent): 4 MONTHS

Current zoning: M-2

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 OF AUTOMOBILES  
\_\_\_\_\_  
\_\_\_\_\_
2. Explain your business' daily operations. Our cars are advertized online. Vehicles are parked in the back lot and customers will come in the office and we will bring the car to the front. CUsomers purchase vehicles in our office in the same place that picasso takes part in busniess transactions.  
\_\_\_\_\_
3. How will business be managed on a daily basis? We will have paperwork done ahead of time so mostly done, so customers only spend a minimal amount of time here. For the sales and safety of our customers, we would like to have those cars in the front for them if their 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 Rusch or Patrick 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? N/A  
\_\_\_\_\_
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  
\_\_\_\_\_

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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.

