



A Division of Skipper Marine Holdings, Inc. & Affiliated Companies

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AUG 24 2015

CITY PLAN COMMISSION

August 24, 2015

ATTN: Waukesha Plan Commission

SkipperBud's currently operates a boat sales and service location at 1030 Silvernail Road. We are in the process of purchasing a parcel just down the road at 851 Silvernail Road and would like to be able to operate boat service at this new location. The daily business would consist of mechanical boat service.

The parcel at 851 Silvernail Road is currently zoned T-1 (temporary) and we are looking to get rezoned to M-1 which would be consistent with most of the neighboring parcels. While boat service is not explicitly designated in M-1 zoning, automobile service stations are and because of the similarity, we are also applying for a conditional use permit.

Thank you for reviewing our request.

Sincerely,

Todd Suchomel
SkipperBud's



CITY OF WAUKESHA
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 City Hall, 201 Delafield Street, Room 200
 Waukesha, WI 53188
 Phone (262) 524-3750 Fax (262) 524-3751

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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: 8/24/15

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: SKIPPER BUD'S

LOCATION OF USE: 851 SILVER NAIL RD PEWAUKEE, WI 53072

TYPE OF USE: BOAT SERVICE

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? N/A

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

If yes, please explain: WE HAVE OTHER BOAT SERVICE LOCATIONS IN WISCONSIN

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

Hours and days of operation: 7:00am - 8:00pm 7 DAYS A WEEK

Number of Employees: 10

Number of on-site parking stalls available: 20

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

Current zoning: F-1

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? YES

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 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.

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? BOAT SERVICE
2. Explain your business' daily operations. SERVICING BOATS
3. How will business be managed on a daily basis?
ON SITE MANAGEMENT
4. What are your products or services?
BOAT PARTS AND SERVICE
5. Will your employees need additional parking? NO
6. Are employees required to have any certification(s)? NO
7. Who is the owner of the building or premises where your business will be conducted?
SKIPPERBUDS. PURCHASING FROM MIKE AND CHRIS DAMBACK
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? HAVE AN ACCEPTED OFFER TO BUY
9. Are there any insurance requirements for your business? NO
10. Will you have property insurance? YES
11. Are there any noise considerations/concerns with your business operations?
NO

PETITION FOR AMENDING

THE CITY OF WAUKESHA'S ZONING ORDINANCE

We, the undersigned, being owners of all or part of the area involved, humbly petition the Common Council of the City of Waukesha to rezone the following described property from

T-1 to M-1

Legal Description:

LOT 2 CSM NO 6482 (V53 CSMP345) PT NW 1/4 SEC 27
T 7N R 19E 1.27 AC R 3018/456

The reasons for this rezoning petition are:

THE PROPERTY WAS NEVER REZONED AFTER IT
WAS ANNEXED IN TO WAUKESHA

Signature of Owner(s):

Chris J. Dambreck

Owner's Name (printed):

CHRIS J. DAMBRECK

Address of Owner:

N50 W35328 Wisconsin Ave.

Oconomowoc, WI 53066

Phone Number of Owner:

262-567-6641



City of Waukesha Property Map



1: 1,244



0.0 Miles

0.02

0

0.0

Print Date: 8/25/2015
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.



Legend

- Parcels
- City Limits
- Railroads
- Water Bodies
- Landmarks
- Cemetery
- County
- Municipal
- Hospital
- Parks
- School
- State/Federal
- 2010 Aerial Photo
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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Notes: