



City of Waukesha
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Committee: Plan Commission	Date: 8/28/2024
Common Council Item Number: PC24-0572	Date: 8/28/2024
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC#24-0572- Conditional Use Permit- 1028 N. Hartwell Avenue, Waukesha's Best Used Cars- A request to allow Waukesha's Best Used Cars to operate a second sales lot at 1028 N Hartwell Avenue in the B-3, General Business District.	

Details:

The applicant is requesting a Conditional Use Permit to allow for the sale of used vehicles located at 1028 N Hartwell Avenue. The property is zoned B-3, General Business District. Car sales are a conditional use in the B-3 zoning district. This site has been used in the past as a car sales lot. The business will be open Monday through Friday, 9a-5p. There will be one employee on site.

This location has approximately 20 on site parking stalls. 12 spaces will be used for inventory vehicle parking. The remaining spaces will be used as employee and customer parking. The applicant has indicated that they would like to have a food truck parked on site during slower periods to allow for food sales. Food trucks have been allowed in many other B-3 zones throughout the city.

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

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

Executive Recommendation:
Staff recommends approval of the Conditional Use Permit for 1028 N. Hartwell Avenue with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- Employee and customer parking must be clearly marked on site.
- Food trucks on site will need to hold or obtain a food truck license from the city of Waukesha