



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

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: 11-9-20

NEW APPLICATION AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: JOES ARMORY

LOCATION OF USE: 1105 JOSEPHINE STREET

TYPE OF USE: Home Business

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: N/A

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

Hours and days of operation: By Appointment only

Number of Employees: 1-me

Number of on-site parking stalls available: 4

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

Current zoning: Residential

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: ATF

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 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? online gun sales and transfers
2. Explain your business' daily operations. checking website for orders
3. How will business be managed on a daily basis? owner will manage daily
4. What are your products or services? Sales of weapons + parts and transfers
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?
Joseph R & Kandi L. Johnson
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? NO
10. Will you have property insurance? yes
11. Are there any noise considerations/concerns with your business operations?
NO

Dear committee members,

11-05-2020

The first step in starting my business is being compliant with all local codes and ordinances by obtaining a conditional use permit for my Home business. The business will be in compliance with all Local, State and Federal laws when the business begins operations.

Brief outline of business plan

1 Establish and secure business name

- *Name (Joes armory)
- *Register with Wisconsin Department of Revenue
- *Establish sole proprietorship
- *Establish DBA
- *Establish EIN
- *Establish business account with my financial institution

2 Requested forms from ATF:

- *Form 5310.12
- *Form 5330.20
- *Card FD-258FA
- *Copy of application submitted to Waukesha Sheriff's office
- *Meet and interview with ATF
- *Establish automated business software for purchase and transfer reporting to the ATF

3 Establish wholesale and distributor vender list

- *Utilize FFL and business license to secure competitive pricing and drop shipments to FFL transfer sites
- *Establish relationships with FFL retail outlets for customers purchasing products from the website
- *Establish a P O Box for business correspondence.

4 Website design

- *Secure URL (domain name options)
- *Work with web developer on product and page layout
- *Online sales and transfers will be the majority of business

5 *Work on sales by perusing revenues to expand and open a retail store in Waukesha Wisconsin in the future.

Respectfully,



Joe Johnson
Joe's Armory
Owner

