



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 8/26/2020
Common Council Item Number: PC19-0129	Date: 8/26/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: BIC Automotive, 1441 E. Racine Avenue - Conditional Use Permit Six Month Update	
Six Month Update	

Details: At the January 22nd meeting the Plan Commission approved a Conditional Use Permit for BIC Automotive at 1441 E. Racine Ave. The Conditional Use Permit is valid for one year, and the Plan Commission requested an update after six months on the applicant's progress in meeting the conditions of the permit.

The conditions included striping the parking lot and then parking vehicles only within designated parking spaces, adding planter boxes to provide some separation between the parking lot and the sidewalk, and removing long term parked vehicles. The applicant, Jason Prevatt, has not submitted a site plan of the parking lot, but the restriping has been completed and the parking spaces appear to meet city standards. Mr. Prevatt has added planter boxes spaced around the edges of the parking lot, colored similarly to the building. The plants in them have died already, apparently from overwatering, and he has proposed replacing them with plastic plants to reduce maintenance issues.

Most vehicles appear to be parked in the designated spaces, and Angie Grover, the city property maintenance inspector for that area, reports that most cars are moved off the lot within the twenty days required by city code. However, several vehicles in a rear storage area have been there for a long time, and some have not been moved from that area since January. Mr. Prevatt has stated that the vehicles have been left there by past customers and he is working on disposing of them properly. If the rear area is going to be continually used for storage, staff recommends that a privacy fence should be added to fully screen it.

BIC Automotive also operates from another location on Main Street, which has a larger building but a smaller parking lot, so in the past this property has sometimes been used primarily for vehicle storage. Vehicle Storage is not a Permitted Principal Use in the B-1 zoning district and cannot be approved as a Conditional Use. Mr. Prevatt stated in his application that he intended to have at least one employee working regularly from this location. Staff has made several visits to the site over the past few weeks and found it to be occupied about half of the time. A note on the door states that the lobby is closed due to Covid-19.



Options & Alternatives:

Financial Remarks:

Staff Recommendation: This is a progress update, so the Plan Commission should not make any motion. These were the conditions of approval from the Plan Commission meeting in January:

- The applicant will restripe the parking lot to show parking spaces that comply with city standards by no later than June 31st, 2020. All vehicles stored on the lot will be parked in designated spaces.
- All vehicles on the lot will be licensed and operable, and no vehicles will be stored for longer than twenty days (in compliance with code section 12.07(2)(b)).
- No vehicle sales on the property.
- The applicant will add planter boxes spaced roughly twenty feet apart around the edges of the parking lot, with plants that will survive through the winter.
- Engineering Department, Fire Department, and Water Utility comments will be addressed.
- The Conditional Use Permit is valid for one year, and staff will update the Plan Commission on the applicant's progress toward meeting all conditions after six months.