



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: 8/18/21

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS: LRG LLC

LOCATION OF USE: E. Main Street; Tax Key WAKC1005239

TYPE OF USE: Off-street care storage/parking associated with automobile sales

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? NA

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

If yes, please explain: Auto sales at Fields Jaguar Land Rover Waukesha Auto Dealership

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

Hours and days of operation: _____

Number of Employees: No employees will be present at this site except to drop off and pick up cars

Number of on-site parking stalls available: _____

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

Current zoning: B-5: Community Business District

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. NA
- If an existing building, a photo of the building. NA
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes. NA
- 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? Fields Jaguar Land Rover Volvo operates an auto sales and service center at 1901 E. Moreland Blvd. This location will be used to supplement dealership operations by providing additional parking spaces for storing excess vehicle inventory.
2. Explain your business' daily operations. See response to #1 above. In addition, the off site car storage lot would be accessed and used by Fields personnel on Mondays through Saturdays between 9AM and 6 PM.
3. How will business be managed on a daily basis? The General Manager oversees all dealership operations and will be responsible for the off site car storage lot as well.
4. What are your products or services? The dealership sells new Jaguar, Land Rover and Volvo vehicles and a variety of pre-owned vehicles. The dealership also provides warranty repair services for and sells parts for Jaguar, Land Rover and Volvo vehicles and services and provides non-warranty repair services for other brands. This remote parcel will be used storing excess vehicle inventory.
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? Current parcel owner is Old School Properties LLC; parcel to be purchased by LRG LLC.
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? LRG LLC currently has an offer to purchase the property from Old School Properties LLC
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