



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/22/2020
<b>Common Council Item Number:</b> PC19-0129	<b>Date:</b> 1/22/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject: Public Hearing: BIC Automotive, 1441 E. Racine Avenue - Conditional Use Permit</b> <a href="#">Click here to enter text.</a>	

**Details:** The applicant is seeking a Conditional Use Permit for an auto repair business at 1441 E. Racine Ave. The property, which is zoned B-1, is currently used for automobile storage, which is not a permitted use in the district. The applicant received a Conditional Use Permit for an automotive business for a period of nine months on September 28, 2011, and for one year on July 11<sup>th</sup>, 2012. Since July of 2013 they have been operating without a Conditional Use Permit, and the property has been used primarily for vehicle storage.

The application states that fifteen parking spaces are available on the property. The business will operate from 8:00 AM to 5:00 PM, Monday through Saturday, and will have four employees. Business operations will include vehicle maintenance, oil changes, brakes, and other similar repairs.

**Options & Alternatives:** The Plan Commission may approve the Conditional Use Permit for one year or any time period they chose to ensure that the business operates in a permitted fashion.

**Financial Remarks:**

**Staff Recommendation:** Staff recommends approval of a Conditional Use Permit for an automotive repair business at 1441 E. Racine Ave with the following conditions:

- The applicant will restripe the parking lot to show parking spaces that comply with city standards by no later than June 31<sup>st</sup>, 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 or some other similar enhancement to the border between the parking spaces and the sidewalk.
- All Engineering Department, Fire Department, and Water Utility comments will be addressed.