



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 4/27/2016
<b>Common Council Item Number:</b> PC16-23	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Web Based Retail Auto Sales/Warehousing, 525 Progress Avenue - Conditional Use	

**Details:**  
 The applicant is requesting a conditional use permit to allow the internet based sale of classic muscle cars and hot rods in an M-1 District. The proposed location has vacant space large enough to accommodate the business needs of space for working on the vehicles and warehousing of the vehicles. Both uses are permitted in the M-1 district. The owner is asking the Commission to find the sale of these vehicles as a use similar to and reasonably related to the principal permitted uses to receive a conditional use permit. The applicant has indicated all vehicle inventory will be kept indoors with no outdoor display on site. On site viewing of vehicles will be by appointment only and clearly identified as such on the required signage. This is not a traditional dealership, in the aspect that the prospective customers are from a much smaller demographic of classic car collectors and hobbyists and the business is not targeting the general public.

**Options & Alternatives:**  
 The Commission may find this use not to be similar to and reasonably related to the principal permitted uses and consider denial of the Conditional Use Permit.

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

**Staff Recommendation:**  
 All comments from the Fire Department, Engineering Department and Water Utility must be addressed. Other conditions staff suggests include: All vehicle inventory must me kept indoors; no onsite outdoor display of vehicles is permitted; on site business signage to kept to the minimum State requirements; no use of flags, banners or other devices to attract attention to the business; on site customer visits are to be appointment only; and any other conditions the Commission may deem appropriate.

