



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/22/2020
<b>Item Number:</b> PC20-0064 & PC20-0065	<b>Date:</b> 7/22/2020
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Diane Gard, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Public Hearing: House of Horsepower, 431 W. Main Street - Conditional Use Permit – Proposed sale of antique and collector automobiles in the B-2 Central Business zoning district.	

**Details:**

House of Horsepower is requesting a Conditional Use Permit for 431 W. Main Street, for sale of antique and collector automobiles. The current zoning for 431 W. Main Street is B-2 (Central Business District), which allows sale of antiques and collectables, but automobile sales in not a listed permitted use. Since the business is selling vintage vehicles, the conditional use is being applied for under, “uses similar to and reasonably related to the principal permitted used” of selling antiques and collectables.

The business will be run by the owner and one part time employee. The business will be open for appointments only, from 8 am- 6 pm. Only sales will take place on site and no significant auto repairs will be done at the location. Vehicles that may be outside during the day, will be brought in at the end of business each evening. Vehicles will not have sale signs or stickers on them while parked outside, and will only be parked in designated parking stalls. There are currently 3-5 parking spaces available on site. Additionally, the applicant will not be advertising with any balloons, flags, or banners at the location.

The owner also plans to use the upper level of the building as his primary residence. House of Horsepower is currently located at 525 Progress Avenue in Waukesha and is looking to move to W. Main Street.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommends approval for the Conditional Use Permit for 431 W. Main Street with the following conditions:

- All engineering, fire department, and water utility comments to be addressed.
- Only antique and collectible vehicles to be sold on site, as defined by the Wisconsin DMV, which is 20 years and unchanged from the current date



- All vehicles and other items must be brought in at the end of business each night and not have sale signs on the vehicles
- No flags, banners, or signs stating that cars are for sale at the business
- Business must run as outlined on application. If there are any changes to the business plan, the owner must come back to PC for approval