



City of Waukesha
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Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: PC22-0301	Date: 9/28/2022
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Certified Survey Map – 1840B Meadow Lane – Avis Budget Car Rental - A request for a Conditional Use Permit to operate a rental car business in the Grandview Plaza shopping center.	

Details: The applicant would like to open a car rental office in the Grandview Plaza Shopping Center. The office will occupy an existing tenant space within the shopping center and will have no more than two employees present at any given time. It will be open seven days per week, with maximum hours of 7:30 AM to 6:00 PM Monday through Friday and a shorter schedule on the weekends. Vehicle interiors will be cleaned in a designated space behind the building, and vehicles will be washed at an existing nearby carwash. Aside from cleaning no vehicle repairs or maintenance will happen at this location.

Four parking spaces will be designated for the rental business directly in front of its tenant space, plus an additional identified storage area in a corner of the parking lot with approximately twenty spaces. On most business days the applicant expects to have approximately ten cars present at any given time, with an increase to approximately fifteen cars on busy days. No trucks will be rented at this location.

The applicant provided a parking calculation for the current occupants of the Grandview Plaza shopping center, both based on existing City of Waukesha parking minimums and more realistic calculations based on minimums that are common in other cities. By either calculation a significant surplus of parking spaces will be available after accounting for the spaces designated for the rental business.

Automobile rental is not listed as a Permitted or Conditional Use in the B-5 zoning district, but it is similar to and reasonably related to automobile sales, which is a Permitted Use.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for Avis Budget Car Rental at 1840B Meadow Lane with the following conditions:

- All parking spaces designated for the rental business will be signed, and rental car storage will be limited to designated, signed spaces.
- The applicant will apply for and receive a Sign Permit, an Occupancy Permit, and any other permits required by the Building Department prior to operating.
- All Engineering Department comments will be addressed.