



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall, 201 Delafield Street, Waukesha, WI 53188
(262) 524-3750

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: 3-23-25

☒ NEW APPLICATION

☐ AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Please describe your proposed use below in as much detail as possible. Be sure to include potential future growth, to avoid needing to come back for further approvals in the future. Some portions of the questionnaire below will not apply to all Conditional Use Permit applications. If there are relevant details which are not covered below, please attach a written narrative to explain them.

NAME OF PROJECT OR BUSINESS: OLENDER TRUCKWORX LLC.

LOCATION OF USE: 411 TRAVIS LN (STED) WAUKESHA WI 53189

TYPE OF USE: _____

Is this a NEW use or is this use being relocated from somewhere else? NEW USE

If you are relocating a use, where are you relocating it from? _____

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

If yes, please explain: _____

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

Hours and days of operation: 8 A.M. - 5 P.M. (MONDAY - FRIDAY) 8 AM - 2 PM (SA)

Number of Employees: 1

Number of on-site parking stalls available: 6

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

Current zoning: MANUFACTURING

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.
- ☐ If an existing building, a photo of the building.
- ☐ If new, complete development plans must be submitted per the development guidelines.
- ☐ If facade changes are proposed, plans must be submitted showing changes.
- ☐ A business plan if there is one; otherwise answer the questions on the back.

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? PURCHASING, REPAIRING AND Re-selling
HEAVY TRUCKS AND TRAILERS ~~TO THE PUBLIC~~
2. Explain your business' daily operations. TO BRING IN TRUCKS AND OR TRAILERS TO
BE INSPECTED AND TO MAKE ANY LIGHT-MEDIUM REPAIRS TO MAKE
THE VEHICLE FUNCTION SUFFICIENTLY TO BE SOLD
3. How will business be managed on a daily basis? I JOHN OLENDER WILL BE
RESPONSIBLE FOR THE purchase and repair and any documents
involved with the purchase and sales of equipment
4. What are your products or services? semi trucks and semi trailers
US
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?
MOUNTAIN CROSS INVESTMENTS
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? YES
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 NOISE CONSIDERATIONS TO BE NOTED

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.

Conditional Use Permit Outline

I am applying for a Conditional Use Permit to meet the zoning requirements needed to obtain a retail dealers license.

My business plan is to use the license to access auction's that are limited to dealers, and to be able to resell vehicles. I have no intent on displaying the vehicles for sale at this location.

I will be purchasing no more than 3 heavy trucks at one time and these will be sold before I make more purchases to assure there will be no back up of vehicles that will be stored outside. The majority of the sales will be conducted online, and will be no need for any of the vehicles to be displayed outside.

I have the square footage to store two full semi trucks and one full semi trailer inside the building to keep outside area clear. Inside the building there will be designated storage totes to be used for disposal of any fluid that may leak or be drained from vehicles to be properly removed and disposed of with an authorized company.

I asking for 2 parking spaces for these vehicles for the sole use of temporary storage.

Sincerely,

John Olender
Olender Truckworxs, llc.