



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/22/2020
Item Number: PC20-0062 & PC20-0061	Date: 7/22/2020
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Diane Gard, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Public Hearing: Picasso Automotive Paint Specialists, 1352 Ellis Street - Conditional Use Permit – Proposed sale of automobiles by Picasso Automotive Paint Specialists in the M-2 General Manufacturing zoning district.	

Details: The applicant is seeking approval of a Conditional Use Permit for vehicle sales at Picasso Automotive. Picasso Automotive currently operates as a body shop and automotive paint specialist. Auto body repair will continue to be the primary use, with vehicle sales as a secondary use mostly intended to occupy technicians during slow times. Vehicles will be purchased remotely and brought to the site, refurbished and repaired, and then sold online and delivered to the customer. No sales will take place directly on-site and no vehicles will be displayed for sale.

One to two employees will work on repairs of vehicles for sale at any given time, and up to fifteen parking spaces will be dedicated to vehicles either for sale or in the process of being refurbished for sale. The rest of the approximately seventy spaces will be used for regular operations. Repairs will be limited to body work. Any mechanical repair will take place at a separate auto mechanic.

Picasso Automotive is located in an M-2 General Manufacturing zoning district. Automobile Sales is not a Permitted Use in Manufacturing districts and businesses primarily dedicated to automobile sales typically have not been allowed. However uses similar to and reasonably related to Permitted Principal Uses are allowed as a Conditional Use, and the Plan Commission has approved Conditional Use Permits in the past for limited auto sales at auto repair businesses in the M-2 districts, with conditions limiting how many vehicles can be displayed for sale at any given time.

Options & Alternatives:

Financial Remarks:



Staff Recommendation: Staff recommends approval of a Conditional Use Permit for Picasso Automotive with the condition that no sales will take place on-site and that no vehicles will be displayed for sale at Picasso Automotive.