

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 10/28/2020
Item Number: PC20-0088 & PC20-0089	Date: 10/28/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Public Hearing: Tender Car Collision, 323-325 W. Sunset Drive - Conditional Use Permit - Conditional Use request for automobile service and autobody repair.	

Details:

The applicant is applying for a Conditional Use Permit at 323-325 W. Sunset Drive for Tender Car Collision, an automotive repair facility. The property is zoned B-3, General Business District. Automotive repair facilities are a Conditional Use under the B-3 district. The property is located on W. Sunset Drive, just east of Victoria Drive. The properties to the south are zoned RS-3, single-family residential district.

The applicant stated that they will focus on mechanical repairs, incidental body work, painting, and other minor repairs at this location per our code. Major body work is not permitted in the B-3 zone, so Tender Car's other locations in Milwaukee will handle large body work. The hours of operation are 8am-6pm Monday through Friday, and 9am-12pm on Saturdays. The applicant indicated that there will be 8 employees at this location, including an onsite manager. There are 19 parking stalls on the property. The existing building is 5,800 square feet and was previously a car care center.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval for the Conditional Use Permit at 323-325 W. Sunset Drive with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- No major body work will be done at this location per our code

