



**City of Waukesha**  
 201 Delafield Street  
 Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 5/27/2026
<b>ID Number:</b> PC26-0057	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Conditional Use Permit – 400 W. Sunset Dr., Juanito Motor Auto Care LLC. – A request for a Conditional Use Permit to allow an auto repair business to operate in the existing building located in the B-3 General Business District</b>	

<b>Issue Before the Council:</b> Proposal to operate an auto repair business
<b>Options &amp; Alternatives:</b> The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.
<b>Additional Details:</b> 400 W. Sunset Dr. is located behind BAM Auto Sales on W. Sunset Dr., and has street access through the dealership parking lot. It is a single story building which is partially screened from the street by the dealership, and by its large setback. The nearest residences are over 500 feet away.  The applicant would like to operate a car repair business there. Repairs will include all types of diagnostic and engine repair, but will not include body repair work. The applicant has noted that repairs typically take place with the garage door closed. He expects to have two people working at the property, with hours from 9:00 AM to 7:00 PM on any day of the week.

<b>What is the Strategic Plan Priority this item relates to:</b>  People-Centered Development
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**What impact will this item have on the Strategic Plan Priority?**

This proposal will allow a car repair business to operate on a commercial property in the City.

**Financial Remarks:** No direct financial impact to the City.

**Executive Recommendation:** Staff recommends approval of a Juanito Auto Repair at 400 W. Sunset Dr. with the following conditions:

- At least one customer parking space and two employee spaces will be available at all times.
- All vehicles stored outside on the lot must be licensed and operable, and no vehicles may be stored for longer than twenty days (per code section 12.07(2)(b)).
- No vehicle sales are permitted on the property.
- All other applicable permits, including an Occupancy Permit, must be approved, and any required work must be completed, before operations can start at the property. The Occupancy Permit will require a Change of Use Analysis to be completed by a licensed design professional.
- Fire Department comments will be addressed.

**Recommended Motion:** "I move to approve the proposed Conditional Use Permit for 400 W. Sunset Dr., with all staff comments to be addressed."

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>