



**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> 7/23/2025
<b>ID Number:</b> PC#25-0116	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b> 7/14/2025
<b>Agenda Item Title:</b> Review and possible action on the Conditional Use Permit for 461 W Sunset Drive	

<b>Issue Before the Council:</b> Review and act on the Conditional Use Permit for 461 W Sunset Drive, Maxx Auto Care Plus- A request to operate a gas station, convenience store and auto repair shop in the building at 461 W Sunset Drive in the B-3, General Business District
<b>Options &amp; Alternatives:</b> The Plan Commission could approve the application with or without conditions or deny it. If the application is denied the proposal will not be able to go forward
<b>Additional Details:</b> The applicant is looking to obtain a Conditional Use Permit to run an auto repair business and gas station at 461 W Sunset Drive. The property is zoned B-3, General Business District. Gas stations and auto repair facilities require a Conditional Use in the B-3 zone. Convenience stores are a permitted use.  The applicant has been running the business for the past 10 years, but never obtained an occupancy permit for the ownership change. The gas station and repair facility have been at this location for over 40 years. There are six employees on site and the hours of operation are Monday-Saturday from 6:30a-9p and Sundays from 7:30a-8p. The repair shop focuses on brakes, suspension, alignment, oil changes and more minor repair.



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**What is the Strategic Plan Priority this item relates to:**

People-Centered Development

**What impact will this item have on the Strategic Plan Priority?**

**Financial Remarks:**

No Direct financial impact on the City

**Executive Recommendation:**

Staff recommends approval of the Conditional Use Permit for 461 W Sunset Drive with the following conditions:

- All staff comments to be addressed
- Vehicles must be parked in designated parking stalls

**Suggested Motion:**

I move to approve the Conditional Use Permit for 461 W Sunset Drive with staff comments to be addressed

**Reviewed By:**

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed