



City of Waukesha
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| Committee: Plan Commission | Date: 4/23/2025 |
| Common Council Item Number: PC25-0037 | Date: 4/23/2025 |
| Submitted By: Doug Koehler, City Planner | City Administrator Approval: Click here to enter text. |
| Finance Department Review: Click here to enter text. | City Attorney's Office Review: Click here to enter text. |
| Subject: PC#25-0037- Conditional Use Permit- 411 Travis Lane, Olender Truckworx LLC- A request to operate a business purchasing, repairing, and re-selling heavy trucks and trailers at 411 Travis Lane in the M-2, General Manufacturing District | |

Details:

The applicant is applying for a Conditional Use Permit (CUP) to allow for the purchasing, repairing, and re-selling of heavy trucks and trailers at 411 Travis Lane. The property is zoned M-2, General Manufacturing District. A CUP would need to be obtained in order to obtain a license to see heavy trucks at this location. The hours of operation will be Monday-Friday from 8am-5pm and Saturday from 8am-2pm. The applicant has indicated that he will be the sole employee on site.

The applicant will be bringing in trucks and/or trailers to be inspected and to make any light/medium repairs to make sure the vehicle functions properly. The majority of the sales will be conducted online. There will be no more than three (3) heavy trucks on site at one time. The trucks will be sold before the applicant will purchase any more. The applicant indicated that there is enough storage room in the building for two full semi-trucks and one full semi-trailer. They would like two (2) parking spaces outside for the vehicles for the sole use of temporary storage.

Staff would suggest conditions such as:

- If the applicant hires an employee, a designated parking space for employee to park must be provided.
- Sales are limited to large scale trucks and trailers only. No sales of personal vehicles.
- No displays or for sale signs allowed on site.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

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Executive Recommendation:

Staff recommends approval of the Conditional Use Permit for 411 Travis Lane with the following conditions:

- All staff comments to be addressed
- Sales are limited to large scale trucks and trailers only. No sales of personal vehicles.
- No displays or for sale signs allowed on site.
- If the applicant hires an employee, a designated parking space for employee to park must be provided.