



**CITY OF WAUKESHA**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
 City Hall, 201 Delafield Street, Waukesha, WI 53188  
 (262) 524-3750

## CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.  
 The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 4-25-2025

NEW APPLICATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Please describe your proposed use below in as much detail as possible. Be sure to include potential future growth, to avoid needing to come back for further approvals in the future. Some portions of the questionnaire below will not apply to all Conditional Use Permit applications. If there are relevant details which are not covered below, please attach a written narrative to explain them.

NAME OF PROJECT OR BUSINESS: Waukesha Trailer Rentals LLC

LOCATION OF USE: 400 S West Ave.

TYPE OF USE: Trailer Rentals

Is this a NEW use or is this use being relocated from somewhere else? NEW

If you are relocating a use, where are you relocating it from? \_\_\_\_\_

Do you operate a use in other locations? (Circle one) YES  NO

If yes, please explain: \_\_\_\_\_

Will the use be occupying an existing building or will you be building a new building?  EXISTING  NEW

Hours and days of operation: 7a-7p

Number of Employees: 1

Number of on-site parking stalls available: Using 25 (88 Total)

Length of permit requested (6 month, 1 year, 2 year, permanent): permanent

Current zoning: M1

Is a License required to operate this use? (Circle one) YES  NO  If yes, please attach a copy.

Name of licensing authority: \_\_\_\_\_

Will any hazardous materials be used? No

The following information must be attached to process the permit:

- A site map showing the location of the proposed site.
- A site plan showing the location of building(s), parking, landscaping, etc.
- A floor plan of the building showing how it will be used for the proposed use.
- If an existing building, a photo of the building.
- If new, complete development plans must be submitted per the development guidelines.
- If facade changes are proposed, plans must be submitted showing changes.
- A business plan if there is one; otherwise answer the questions on the back.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Trailer Rentals
2. Explain your business' daily operations. Trailer check'in/out  
Routine maintenance
3. How will business be managed on a daily basis? Fleet management and  
Customer service
4. What are your products or services? Trailer Rentals
5. Will your employees need additional parking? No
6. Are employees required to have any certification(s)? No
7. Who is the owner of the building or premises where your business will be conducted?  
Short term LLC
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes
9. Are there any insurance requirements for your business? Yes
10. Will you have property insurance? Yes
11. Are there any noise considerations/concerns with your business operations?  
no

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

**Total Flex Gym LLC**  
**Waukesha Trailer Rentals LLC**

04-25-2025

James Newman (Owner)

262-309-8396

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[totalflexgym.wi@gmail.com](mailto:totalflexgym.wi@gmail.com)

[waukeshatrailerrentals@gmail.com](mailto:waukeshatrailerrentals@gmail.com)

400 S. West Ave Waukesha Wi 53186

Total Flex Gym and Waukesha Trailer Rentals have more than sufficient space to accommodate both customer parking and trailer storage.

The majority of trailers will be stored at the rear of the lot, with a few positioned in the southeast spots when not in use.

Trailer rentals and returns will be scheduled by appointment during our regular business hours of 7:00 AM to 7:00 PM, based on customer needs.

Routine maintenance will be performed as necessary, with no excessive or disruptive activity.

Waukesha Trailer Rentals will operate without interfering with the current routines of the gym, its members, or customers.

Gym members will continue to have full access to 50+ designated parking spaces, and trailer operations will not impact their experience in any way.

Thank You,  
James Newman

