



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

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 4/22/2026
ID Number: PC26-0040	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Conditional Use Permit – 222 W. St. Paul Ave. – A request for a Conditional Use Permit to allow an automobile detailing business to operate in one of the tenant spaces with an overhead door in this building located in the B-3 General Business District.	

Issue Before the Council: Redevelopment of the existing building at 222 W. St. Paul Ave., and proposal to occupy the space with new business.

Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied, the business will not be able to operate in this location.

Additional Details: 222 W. St. Paul Ave. is a multi-tenant commercial building which stretches between St. Paul Ave. and North St. near their intersection with each other. The portion of the building which faces North St. has been occupied by office tenants for many years, but the portion facing toward St. Paul Ave. has been vacant. It is in poor condition and needs significant work before it can be useable.

The applicants brought a proposal for occupying the space to the Plan Commission for a Consultation in February. They were particularly interested in determining whether the Plan Commission would be open to construction or automotive type service businesses locating in the tenant spaces in the rear. Since the Plan Commission reacted favorably to that possibility, they are proposing to occupy tenant Sute E with an auto detailing business.

Jesus Auto Detailing will provide auto detailing and minor auto repair services, along with incidental sales of replacement car parts. It will operate five to six days per week with one to two employees total. The space does not currently have an overhead door to allow automobile access, but the applicants plan to add one. The applicants have noted that they do not plan to use loud power tools



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in their repair and cleaning, and they plan to keep noise to a minimum. St. Paul Ave. is a loud arterial street, but many residences are located nearby, so staff is recommending that repair or detailing work be limited to regular business hours.

The Plan Commission will review a Site Plan and Architectural Review application for proposed exterior alterations to the building and site work at a future meeting.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

This proposal will allow a new business to occupy a currently vacant, blighted commercial space.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of a Conditional Use Permit for 222 W. St. Paul Ave. with the following conditions:

- Vehicle repair and cleaning work will be done between 8:00 AM and 6:00 PM.
- Any vehicles stored outside must be licensed and operable. At least two employee parking spaces and one customer space must be left open at all times, in addition to spaces used by other tenant businesses.
- No automobile sales are permitted on the property.
- All necessary alterations to the building and site must receive required City approvals, including Site Plan and Architectural Review, a Building Permit, and any associated permits, all work must be completed, and an Occupancy Permit must be approved before operations can begin.
- Any signs must receive applicable sign permit approval prior to installation.

Recommended Motion: "I move to approve a Conditional Use Permit for Jesus Auto Detailing at 222 W. St. Paul Ave. with all staff comments to be addressed."

Reviewed By:



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Reviewer #1 Name & Title	Reviewer Signature
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City Administrator	Reviewer Signature