



**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: May 19, 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: M&M Repair & Restoration

LOCATION OF USE: 1230 E Broadway

TYPE OF USE: Fix bicycles

Is this a NEW use or is this use being relocated from somewhere else? old - since 1981

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

Do you operate a use in other locations? (Circle one) ~~YES~~ <sup>XXX</sup> NO

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

Will the use be occupying an existing building or will you be building a new building? EXISTING ~~NEW~~ <sup>XXX</sup>

Hours and days of operation: varies - when someone calls

Number of Employees: 0

Number of on-site parking stalls available: 4

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

Current zoning: RS3

Is a License required to operate this use? (Circle one) ~~YES~~ <sup>XXX</sup> 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? I have been a cycle enthusiast my whole life; in 1981 after Waukesha Cycle closed, people would ask me to help them with their bicycles; I have never been a "retail" operation, just a friendly guy in a garage you could call and I'd help you with your bike. The City was aware (and used to tax me, then realized that a truing stand and a couple wrenches didn't qualify for personal property tax, so they decided to take me off a Tax levy). I don't sell bikes or parts, just adjust them so people can continue to ride safely.
2. Explain your business' daily operations. There really isn't a daily "norm". I'm retired. I ride my bike everyday. My grandkids come over quite often. If someone calls, I'll take a look at their bike and do a tune-up for them. It might be 2-4 times a week during the summer, rarely between Sept-May.
3. How will business be managed on a daily basis? I only see people who call or text and I make an appointment . Some days I never go in the garage at all. Sometimes I'll work on my bike, or my kids, grandkids or anyone who calls me.
4. What are your products or services? Bicycle repair
5. Will your employees need additional parking? no
6. Are employees required to have any certification(s)? n/a
7. Who is the owner of the building or premises where your business will be conducted? I own the property
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? \_\_\_\_\_
9. Are there any insurance requirements for your business? I have an umbrella policy & business Ins.
10. Will you have property insurance? i do
11. Are there any noise considerations/concerns with your business operations?  
I don't have a driveway - only an alley entrance. If someone drops off a bicycle, it's usually no more than a few minutes - no more than Amazon, Door Dash, UPS, or my kids dropping off grandkids. We have always tried to be courteous to the neighbors.  
There is no noise concern.

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.