



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/12/2018
Common Council Item Number: PC18-0158	Date: 12/12/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Mi Casa, 818 W. St. Paul Avenue – Final Site Plan & Architectural Review	

Details:
 The applicant is requesting site and architectural approval for an addition and extensive exterior renovations for the property at 818 W. St. Paul Avenue. The proposal is for Mi Casa Beauty Salon, which is moving from 325 E. North Street.

The building, which is currently a nondescript one story building, will be upgraded with new siding, awnings, signage and entrances. There will also be a 396 square foot addition onto the back of the building. They will be raising the roofline in a few areas to give a two-story appearance and a higher ceiling inside the building, though it will remain a one-story building. The façade will be finished with yellow siding and new windows will be installed all around the building. A new covered side entrance will also be created.

There is currently asphalt pavement around the entire site and the applicant has proposed using both driveways. However, Engineering is concerned about the two driveways as they are very close to the intersection with Prairie Avenue. Engineering is requesting that the western driveway be closed and the new owners use the western driveway for access into and out of the property. The owners are also proposing to remove some pavement and add a landscaped area in front of the building as well as around the new addition and the parking lot. The retaining wall will also be repaired as part of this project.

Options & Alternatives:
 The Plan Commission can request any additional changes to the site or building the feel are necessary.

Financial Remarks:
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Staff Recommendation:
 Staff recommends approval of the Final Site and Architectural plans for the property at 818 W. St. Paul Avenue, subject to the following:



1. Engineering Comments
2. Water Utility Comments
3. Fire Department Comments