



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

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| <b>Committee:</b><br>Plan Commission  | <b>Date:</b><br>6/26/2024  |
| <b>Common Council Item Number:</b><br>PC24-0501   | <b>Date:</b><br>6/26/2024  |
| <b>Submitted By:</b><br>Doug Koehler, Principal Planner   | <b>City Administrator Approval:</b><br><a href="#">Click here to enter text.</a>   |
| <b>Finance Department Review:</b><br><a href="#">Click here to enter text.</a>  | <b>City Attorney's Office Review:</b><br><a href="#">Click here to enter text.</a> |
| <b>Minor Site Plan and Architectural Review – 1337 Pearl Street, Quality Fireplace Inc. – A request to approve plans for an addition to allow for improved traffic circulation and storage.</b> |  |

**Details:** 1337 Pearl St. is an office and storage building with an area of approximately 4,000 square feet. The applicants would like to add roughly 560 square feet of additional storage space onto the rear of the building. The Board of Zoning Appeals approved a variance on March 21<sup>st</sup> to allow the addition to be constructed with a setback of 10 feet from the property boundary, rather than the normally required 25 foot rear yard setback. The property to the south of 1337 Pearl St. is at a somewhat higher elevation, so part of the rear wall of the proposed addition will also be a retaining wall. The retaining wall will extend to the property boundary on either side.

An electrical transmission line crosses the rear of the property, but the applicants have stated there is no utility easement there, and they believe the proposed construction can be done without damaging it.

Siding for the addition will be CMU blocks, painted white to match the rest of the building. The addition will have overhead doors in both the east and west side walls, to provide easy access to the storage space. The applicant has stated that they do not intend to use it as a pass through to allow vehicles to drive in one end and out the other, since the narrow driveway on the east side doesn't allow enough room for vehicles to turn.

The applicant also added a small parking area in front of the building without approval last year. The applicant did not realize Plan Commission review was required for that type of work. The existing parking area includes four spaces, one of which is designated as a handicap space. The Plan Commission noted at the last meeting that the handicap space likely does not have the necessary turning radius, so the applicant has provided a revised plan showing a handicap space in the existing driveway, facing straight out from the road. The four existing spaces will remain, and additional pavement will be added to assist with turning. Staff feels that the additional pavement could be reduced, and landscaping should be added between the parking area and the right of way.

Staff is also recommending that sidewalk be extended across the property as part of this project. The sidewalk plan identifies this part of Pearl Street as a "Not Built-Low" priority section, but sidewalk extends up to the west boundary of the property, so it seems appropriate to continue it in this case. The applicant has indicated that he would prefer not to extend sidewalk. The most recent revision does not include it.

**Options & Alternatives:**

Click here to enter text.

**Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of Minor Site Plan and Architectural Review for the proposed additions to Quality Fireplace at 1337 Pearl St. with the following conditions:

- Add sidewalk across the length of the property.
- Add landscaping between the new parking area and the property boundary.
- All other Engineering Department comments must be addressed.