



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.waukesha-wi.gov

Committee: Plan Commission	Date: 6/24/2020
Item Number: PC20-0049 and PC20-0055	Date: 6/24/2020
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: Public Hearing: 425 E. Broadway - Conditional Use and Final Site Plan & Architectural Review; expansion of residential use in the B-3 Commercial district.	

Details: The applicant is seeking approval of a Conditional Use Permit for two residential units which will be located on the second floor and the rear of the first floor of the building at 425 E. Broadway. A planned single story addition to the commercial space in the front of the building and a two story addition in place of the garage in the rear, will allow the applicant to operate a barbershop and realty business in the front 50% of the first floor and live in the rear half of the first floor. He also plans to make the second floor into a four-bedroom apartment unit. Barbershops and realtors are permitted uses in the B-3 zoning district.

Building code typically wouldn't require plans to be approved by a licensed architect or engineer for renovations to a building this size, but the Chief Building Inspector has requested that that be a requirement of the Conditional Use Permit. The different requirements for fire separation and egress for residential and commercial uses add a lot of complexity to the project, so she wants to make sure everything is done right. She also noted, since the second story apartment unit will have four bedrooms, that no more than three unrelated adults or one family is allowed to live in each apartment unit. The applicant has stated that he plans to rent the upstairs unit to his relatives,

The current parking lot has seven spaces, plus the garage spots which will be removed. By reconfiguring the parking area in the rear and adding space along the driveway section, the applicant plans to increase that number to ten on-site spaces. Two spaces must be made available for each of the apartment units. Normally the code would require seven spaces for the business, based on the size of each space, but the applicant believes that will be unnecessary. He will be the proprietor and sole employee, and he believes he will never have more than one or two customers there at a time, so he feels that the ten spaces will be more than adequate.

The parking spaces themselves will all have an adequate area, but the driveways will not meet the minimum width of 24 feet for two-way driveways or the minimum setback of five feet from the property boundary. However, the parking area modifications won't reduce the driveway width or the setback from the current conditions, and the applicant expects a low traffic volume. The Plan Commission has the authority to approve exceptions from all parking and access requirements when it feels that they are justified by the nature of the use, the shape or size of the property, or other factors.



Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of a Conditional Use Permit for residential dwelling units at 425 E. Broadway with the following conditions:

- Two onsite parking spaces will be provided for each apartment unit. If the business or any future business needs more than the remaining six spaces, it will enter into a shared parking agreement with one of the neighboring properties within 400 feet for use of additional spaces.
- Plans for Building Permit review will be prepared, approved, and stamped by a licensed architect or a licensed engineer to ensure that they meet all building code requirements.
- No more than three unrelated adults or one family will occupy each of the apartment units.