



CITY OF WAUKESHA

Administration

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

Committee: Plan Commission	Date: 3/9/2015
Common Council Item Number: PC#16-00010	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Mission Breakout LLC, 2335-2337 Silvernail Road – Conditional Use Permit	

Details:
 Mission Breakout is seeking a Conditional Use permit to locate into two tenant spaces in the multi-tenant retail center at 2335-2337 Silvernail Road. Mission Breakout is an “escape room” business. This is a relatively new family-friendly concept where people/groups are voluntarily locked in a room with other participants and have to use elements of the room to solve a series of puzzles, find clues, and escape the room within a set time limit. They are popular with businesses and organizations as a team building exercise. Mission Breakout will offer escape room experiences for groups from 4-10 people in size by appointment only.

Being a relatively new business concept they are not specifically listed as a permitted or conditional use in the B-5, Community Business district. Staff feels it is similar to indoor recreational facilities (indoor volleyball courts, sports facilities, and physical fitness centers) so it can fall under the Conditional Use category of uses similar and reasonably related to principal permitted uses.

While staff is comfortable with the use in this location there are some issues that will need to be resolved prior to taking occupancy. Since the occupancy classification is being changed they will need to have a design professional submit a more detailed drawing/floorplan of the proposed area to be occupied. They will also need to perform a change of occupancy analysis, which must include the proposed occupancy classification for the space, adjacent tenant occupancy classifications, existing separation ratings, and the proposed capacity. If the capacity is 50 or more it will be required to comply with code requirements as a special amusement building

Options & Alternatives:
 The Commission could impose any additional conditions on the permit they see fit.

Financial Remarks:
[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for Mission Breakout for the tenant spaces at 2335-2337 Silvernail Road, subject to:

1. The applicant submits a detailed floor plan and change of occupancy analysis prepared by a design professional for review by the Building Inspection Department.
2. Fire and Engineering Department Comments