



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 6/24/2020
<b>Item Number:</b> PC20-0049 and PC20-0055	<b>Date:</b> 6/24/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> 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 Final Site Plan and Architectural Review for a one-story addition to the front of the building at 425 E. Broadway and a two story addition to the rear. The building has the style of a single-family home and most likely was originally used for that purpose, but it is located in a B-3 General Business zoning district and was most recently used as an office. The two additions will allow the applicant to operate his barbershop and realty business out of the front 50% of the ground floor, live in the apartment unit in the rear of the ground floor, and rent an additional apartment unit on the second floor.

The first-floor front addition will have an area of roughly 600 square feet. It, along with the front section of the existing house, will contain the barbershop space, including two chairs, a waiting area, and a shampoo station, as well as the realtor's office. The second story deck over the addition will be accessible from the apartment unit. The rear addition will have an area of just under 500 square feet on each level. It will contain the living room area for the first story apartment unit, and the living room and kitchen for the second story unit. Access to the second story unit will be via an exterior stairway attached to the addition. The existing interior staircase will be removed.

Both additions will have wood siding to match the existing building, with a painted wood cap. The rear addition will have a flat roof and the front will have decking over it. The railing will be painted wood to match the residential character of the surrounding neighborhood. Both the front and rear additions will have a waterproof cap, either tin or vinyl materials. Since the material isn't called out in the plan staff would like more detail before building permits are approved to ensure that it matches with the rest of the building and with the surrounding area. The front storefront section will have double-hung windows to give it a residential character.

Landscaping in front of the existing front porch will be removed along with the porch so new shrub bushes will be added in front of the front addition. The Landscape plan shows the existing shade tree removed, but the applicant is hoping to keep the tree if possible.



**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:

- All Engineering Department, Fire Department, and Water Utility Comments will be addressed.
- Wall cap materials and color will be approved by staff prior to issuance of building permits.