



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/24/2021
Item Number: PC20-0138	Date: 2/24/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Family Promise Day Center & Temporary Housing, 139 E. North Street, Conditional Use – Request for a Conditional Use Permit to allow temporary residential units in the building at 139 E. North Street.	

Details:

The owner of Family Promise is looking to add a temporary residential unit in the building located at 139 E. North Street. The Family Promise Day Center was approved at the June 24, 2020 Plan Commission meeting as a Conditional Use. The space is used as a resource center for low income families and families experiencing homelessness. They provide workshops, case workers, and other activities with the goal of keeping families in their own homes. They are looking to use the second floor for residential purposes, in addition to the first-floor offices and day center. Office hours Sunday-Saturday, 7am-8pm, with the second-floor residential units being 24/7.

The property is zoned B-2, Central Business District. Per our code, residential dwelling units are a Conditional Use in the B-2 District, provided they are not located in the front fifty percent of the ground level. Due to COVID-19, finding spaces for families to stay overnight has become more of a challenge. The applicant is proposing to have no more than one family at a time to live on the second floor and have their own sleeping space and bathroom. The second floor would have three bedrooms, a bathroom, living room, dining room, kitchen, and washer and dryer. This may be a temporary arrangement, until they can return to using Churches as an overnight option, however they would like to have the option of having a family stay in the facility periodically even after the Pandemic ends.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of the Conditional Use Permit for 139 E. North Street with the following conditions:

- All engineering, water utility, and fire department comments to be addressed



- The Landmarks Committee approves the addition of the egress window on the 2nd floor, due to the building being a historical building
- No more than one family is to stay overnight at one time
- The applicant must operate the business as provided in the business plan by the owner