



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: 2/27/2019
Common Council Item Number: PC19-0006	Date: 2/27/2019
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: At Home Caring Angels, 1344 Whiterock Avenue – Conditional Use Permit	

Details: The applicant, At Home Caring Angels, is seeking approval of a Conditional Use Permit to store vehicles and equipment, and to locate its headquarters and dispatch office at 1344 Whiterock Ave. At Home Caring Angels provides in home care and transportation for elderly and disabled clients throughout the Milwaukee metropolitan area. They currently operate out of an office in Milwaukee, and they plan to keep that office as a secondary location. However, since much of their clientele is located in Waukesha County they are hoping to move the main office and dispatch center here.

In addition to the office, the building and the adjacent parking lot will be used to store spare vehicles and equipment, particularly a hydraulic lift vehicle which needs to be stored inside during cold weather. The application lists the total number of employees as sixteen, but all but three of those employees will work remotely most of the time, and several of them will continue to be headquartered at the Milwaukee office. Since some of the company's vehicles will also continue to be parked at the Milwaukee office, the twelve available parking spaces should be sufficient. The applicant does not plan to do any maintenance on vehicles that will be stored there. Operating hours will generally be from 7 AM to 6 PM on weekdays, with occasional operations as early as 5 AM, as late as 8 PM, or on weekends.

1344 Whiterock Ave., formerly occupied by Soft Water Inc., is zoned M-1 Light Manufacturing. The list of Permitted Principle Uses does not include at home services; but uses similar to and reasonably related to the permitted principal uses are allowed as a Conditional Use. Construction contractors and other similar services that mostly operate offsite are permitted in the district.

The building is located on two lots, built across a property line. Since the applicant is not planning any site work they do not need to fix that problem at this time, but if they do any work in the future they will need to combine the lots with a Certified Survey Map.



Options & Alternatives:

Financial Remarks:

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for At Home Caring Angels at 1344 Whiterock Ave. with the condition that the applicant will also obtain an Occupancy Permit from the Building Department.