



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Plan Commission	Date: 1/25/2023
Common Council Item Number: PC22-0347	Date: 1/25/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Minor Site Plan & Architectural Review – 804-806 Clinton St., Arpanitas Café – Request to approve plans to renovate the first-floor commercial space and a small 118 square foot addition to accommodate a new basement access and ADA compliant entrance for a new café.	

Details: The applicant would like to relocate Arpanita's Café to 804 Clinton St. The building at 804 Clinton St. has an existing retail space on the first floor and an apartment on the second floor which has a separate entrance. The applicant plans to live in the apartment and convert the retail space into the restaurant. The work will involve significant interior changes, but the south and east facades will be left generally unchanged.

On the north side of the building, which faces the People's Park parking lot and is visible from the Clinton St./Main St. intersection, an existing fence will be removed to make room for an ADA entrance ramp. The ADA entrance will be through the kitchen of the restaurant space. The basement entrance will be moved from under the apartment stairs to a new location near the back of the building, with a separate entrance. A new concrete block structure will be built for both the basement entrance and the staircase to the second floor unit. It will be painted to match the existing exterior, and the second story porch will be rebuilt over the top of it.

Since the building occupies the entire parcel, the project will not include site plan or landscaping changes. Trash storage will be inside until pickup.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Minor Site Plan and Architectural Review for the exterior changes to 804-806 Clinton St. with the following conditions:

- Engineering Department comments will be addressed.

