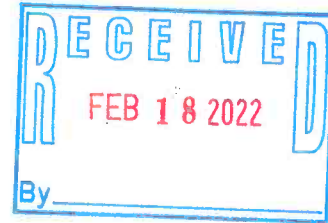


February 18, 2022

Michael Boerschinger
President, Professional Building Center Condominium Association
2315 Badger Drive, Unit 1
Waukesha, WI 53188
262-894-7348

City Of Waukesha
Community Development Department
201 Delafield Street, Waukesha, WI 53188
262-524-3750



Dear Sir / Madam:

Attached please find a petition for amending the City of Waukesha zoning ordinance and application for development review.

We met with Charlie Griffith and Doug Koehler last week and explained that the building, located at 2315 Badger Drive, Waukesha was constructed by Morton Buildings, Inc of Sullivan, WI and is currently zoned M-2. This property originally was owned by 4 owners and the businesses were electrical, flooring, general construction and plumbing. The covenants outline the business condo setting that was established since the building was constructed. This is a unique building as it borders on the Village of Waukesha residences, a park, the bus company and Nev's Ink. It is one of very few business condos in this area and the only one with signage and frontage on Sunset Avenue.

Over the years, the building has had a number of new owners and businesses that leased the spaces including interior design services, storage and a number of other tenants and owners. There were changes in the types of businesses that owned or leased the space over the years. Part of this change was due to economic changes and the other was due to the construction of the building where sound and fumes travel between units. The building trades businesses were eventually replaced with design and service types of businesses for the above reasons. These businesses and the building construction are a glove fit for MM-1.

Currently, we have a State Farm insurance Agency that has submitted an offer to purchase for unit A, formerly Best Price Plumbing and was accepted. Paul Price has since retired and the building has been vacant for over a year. Maggie and Ken Bringa (buyers) are community members and Maggie has had a successful State Farm agency in Waukesha for years. State farm is a financial services firm that including business loans, banking, business insurance and a host of other services, and would be a superb addition to our building. She insures two building owners currently with commercial policies. This business is also a glove fit for MM-1 zoning.

Over the years, we have successfully resolved multiple disputes between owners due to the building construction. We have also worked with our residential neighbors and we have been very careful to

keep up the building aesthetics and keep the residential neighbors happy. Two years ago, we updated the condo covenants to reflect many of the demographic and other changes. This has been a dynamic process with multiple revisions since that time. The covenants reflect a changing business demographic and also underscore the goal to properly maintain the building and businesses. These are available upon request.

Bob Hamilton of Construction management built many Morton buildings throughout SE Wisconsin and Waukesha County. He is the only original business still residing in this building, However, the nature of his business changed from construction to design and split his unit and sold half to Mike Boerschinger (referred to as unit 1). Bob designs and general contracts buildings and homes but doesn't have a warehouse at this time. Unit B will be the next hurdle to sell eventually with M-2 as Bob lacks a warehouse. Most of the approved uses within the M1 and M2 zoning would not work in his space. MM-1 would be a great fit for his space and increase the likelihood of him successfully selling or leasing the space.

Other owners are Mike Boerschinger, who purchased the space Bob Hamilton occupied and split (referred to as unit 1) and owns a successful auction and appraisal services business. This business was previously located on Bluemound Road in Waukesha and another facility at 110th and Bluemound Road in Wauwatosa. Unit C also has one of the original owners of the building, but has since retired. His son does do flooring but does use the space for personal storage. Unit D has a successful international wholesale antique and collectible sales business. MM-1 would be a great fit for these spaces as well. Most of the businesses currently in our building are service related.

Our continued goal is to continue to work with building owners and neighbors and set an example for other businesses and properties. This includes repairs to the building and land when needed, enforcement of building covenants and preventative maintenance to keep the building in like new condition. The MM1 zoning is a much better fit for all of the above reasons. We have also taken an active role in new business onboarding to ensure it is a good fit with the City of Waukesha, the community, building owners and neighbors. It is also the association goal to limit further expansion into retail businesses due to limited parking, zoning and other constraints. We ask that you consider this change in zoning from M-2 to MM-1 at your earliest convenience. The anticipated closing of the property being purchased is March 31st, 2022 so time is of the essence.

Sincerely,



Michael A. Boerschinger

President, Professional Business Center Condominium Association