



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/13/2016
Common Council Item Number: PC15-0259	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: 336 Wisconsin Avenue – Conditional Use Permit	

Details:
 The applicant recently purchased the building at 336 Wisconsin Avenue. The first floor was most recently occupied by Friendships Unlimited, who relocated to 412 North Street in 2013. The second floor is currently being leased out but the first floor is vacant. The applicant is requesting a conditional use permit that would allow the rear 50% of the first floor to be used as a residential dwelling unit. The property is zoned B-3, Community Business and residential uses are allowed as a conditional use in the rear 50% of the first floor and any upper floors.

The applicant applied to the Board of Zoning Appeals in an attempt to allow him to use the rear 56% of the building (instead of the 50% limited by the Zoning Ordinance) as residential in an attempt to get two (2) residential units on the first floor. The Board of Zoning Appeals denied that request at their January 4, 2016 meeting.

Since the variance request was denied, the applicant is seeking a Conditional Use permit to allow for a two-bedroom residential unit on the first floor. The front 50% of the building will be limited to non-residential uses as allowed in the B-3, Community Business District.

Options & Alternatives:
 The Plan Commission could impose additional conditions on the approval if they feel it is necessary.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends the Plan Commission grant the Conditional Use permit to use the rear 50 percent of the first floor as residential, subject to all building and fire code requirements, which may include installation of a sprinkler



system. The Chief Building Inspector also strongly recommends having a design professional do a code and change of use analysis showing that your building as it exists, or with the necessary modifications, will meet all the applicable code provisions including but not limited to ch. 9 of the 2009 IEBC.