



CITY OF WAUKESHA

Administration

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| Committee: Plan Commission | Date: 10/10/2018 |
| Common Council Item Number: PC18-0134 | Date: 10/10/2018 |
| 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: Fischer Creative Arts Center, 223 Maple Avenue – Conditional Use Permit | |

Details:
 The applicant is proposing to use the building at 223 Maple Avenue as a special amusement facility. In the B-3 zoning district, commercial recreational facilities require a Conditional Use Permit. The proposal is to use the basement for the amusement activities. Such activities will include a Haunted Tour, Laser Tag, Radio Controlled Car races, Fun House, Escape Room, Paint Ball, Music practice/rehearsal space. Hours of operation will be from 10am to 11pm 7 days a week. A plan for haunted tours has been included. The applicant will need to work closely with the Building Inspection Dept. and Fire Dept. concerning needed inspections and occupancy approvals for changing events. The first floor will have a waiting area for the haunted tours. A outdoor performance deck is proposed behind the building for live entertainment. All parking spaces and drive aisles for parking lots 1 and 2 should be identified and dimensioned on the on the site plan. Parking lots 1 and 2 must be striped before occupancy will be granted. A formal parking agreement with neighboring properties must be submitted to the City. The outdoor deck is proposed where the current dumpster enclosure is, please provide the location and details for the new dumpster enclosure.

Options & Alternatives:
[Click here to enter text.](#)

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

Staff Recommendation:
 Staff recommends approval of the Conditional Use Permit with the condition that Formal Parking Agreements with the neighboring parcels are provided to the City and Lots 1 and 2 on the plans are formally striped. Applicant must work with Bldg. Inspection and Fire Depts. on occupancy requirements for changing events.

