



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/26/2021
Item Number: PC21-0145	Date: 1/26/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Conditional Use Permit, 576 Elizabeth Street – Proposal to use a tenant space in a manufacturing building for band rehearsal and equipment storage.	

Details: The applicant has been using one of the tenant spaces at 576 Elizabeth Street as a band rehearsal space for the past fifteen years, since moving from a different location downtown. He has never had an Occupancy Permit in the existing space, since he didn't realize it was needed until recently. He applied for Occupancy, and ultimately a Conditional Use Permit, as a result of code enforcement action by the Building Department. The code enforcement case was initiated based on a referral from the Fire Department for illegal occupancy.

The space is primarily used for storage of band equipment, but the band members also use it for rehearsals. The applicant also occasionally does computer/office work there, mostly band related music production work. Hours can vary widely, but the space is typically occupied no more than three to eight hours per week, or up to twenty hours when they are very busy. Band rehearsals can take place any time between 6:00 and 10:00 PM and office work any time between 8:00 AM and 10:00 PM. We have no record of any noise complaints or any other code issues related to the band space.

576 Elizabeth St. is zoned M-1 Light Manufacturing. The proposed use does not fit neatly into any of the Permitted Uses in the district, but staff feels that it is a similar use to warehousing, since the space will be used primarily for storage. Commercial recreation facilities are also a Conditional Use in the district. The Chief Building Inspector has noted that the applicants will be required to get an Occupancy Permit for use of the space, and that they may need to make significant modifications to bring the space to current code standards.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of a Conditional Use Permit for band rehearsal space at 576 Elizabeth Street with the following conditions:

- The applicants will obtain an Occupancy Permit from the Building Department for use of the space.
- The space will not be used for performances.



