



City of Waukesha
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Committee: Plan Commission	Date: 4/26/2023
Common Council Item Number: PC23-0384	Date: 4/26/2023
Submitted By: Doug Koehler, City 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: PC#23-0384, Minor Site Plan & Architectural Review - 425 E. Broadway – Proposed 630 sq. ft. residential addition to the second floor of the building at 425 E. Broadway.	

Details:

The applicant is proposing residential operations to the upper unit at 425 E Broadway. The property is zoned B-3, General Business District. The first floor of the building has a barber shop in the front with a residential unit in the back half. The second floor of the building is a three-bedroom unit. The applicant is looking to convert the existing front deck into a living space by enclosing the current space. A new study will be added next to the addition, with one of the bedrooms moving back to where the current office is. The rest of the occupancy spaces will remain the same. The same white vinyl siding from the rest of the building will be used for the addition.

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

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

Executive Recommendation:
Staff recommends approval of the Minor Site Plan & Architectural Review for 425 E Broadway, with the following conditions:

- All engineering, fire department and water utility comments to be addressed.
- The gable is brought forward to incorporate the entire front addition on the building.
- The second-floor windows match the windows on the first floor.