



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/14/2017
Common Council Item Number: PC17-0050	Date: 6/14/2017
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: Harika Foods, 2040 W. Bluemound Road – Conditional Use Permit	

Details:
 The applicant is requesting a conditional use permit to operate a 3,800 sq. ft. restaurant in the building at 2040 W. Bluemound Rd. (currently Monkey Joes). The 16,800 sq. ft. building is in the M-1 Manufacturing District. The owner intends to use another 5,600 sq. ft for manufacturing and warehousing which is a permitted use. Their plans also call for the remaining 7400 sq. ft. to be used as a grocery store, this use is not permitted in the M-1 district but is a permitted use in the B-1, B-2, B-3 and B-5 zoning districts of the City. Staff has explained this to the applicant and their agents on numerous occasions, but they continue to keep the grocery store in their plans for this site. There are ample opportunities throughout the City in properly zoned areas where the grocery store would be a permitted, but this location is zoned for manufacturing, and as such, a grocery store is not a permitted use on this site.

Options & Alternatives:
 Approve the conditional use permit for a restaurant making very clear that a grocery store is not being considered with this approval and is not permitted at this location.

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

Staff Recommendation:
 Deny the conditional use request until a plan is provided without a grocery store at this location.

