



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 9/22/2021
Item Number: PC21-0099	Date: 9/22/2021
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: Best in Class Remodeling, 1666 Moccasin Trail – Home Industry Conditional Use Permit	

Details: The applicants operate Best In Class Remodelling, a General Contracting business, out of their home at 1666 Moccasin Trail. They have been operating there since 2016 and didn't realize until recently that they needed city approval for a home based business. In general the business operations take place entirely offsite, but they have a home office and store some tools in the garage and in a work van which is parked in the driveway. The applicants are both residents of the house and are the only employees.

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Additionally, in the past year due to Covid, they have supplemented the contracting business with a small amount of carpentry work. The work was done in the garage at their home and involved assembling kitchen cabinets. The applicants used only tools that would be commonly available to other homeowners and did work only during the day. They do not anticipate that this type of onsite carpentry work will become a large portion of the business in the future, and they do not currently have any specific plans to do more of it. They would like Plan Commission approval though in case the need does come up, and to prevent complaints from neighbors and code enforcement action if they do carpentry work for personal use in the garage.

The applicants are permitted by right to have a home office on their property and staff is comfortable with the use of the garage and work van for storage of equipment. However, staff feels that the Plan Commission cannot impose enforceable conditions to ensure that the proposed carpentry portion of the business will be done in a way which is safe and is not detrimental to the neighborhood, so that portion of the request should be denied.

Options & Alternatives:

Financial Remarks: No Financial impact.



Staff Recommendation:

Staff recommends approval of a Conditional Use for storage of equipment in the garage and work van as a Home Industry at 1666 Moccasin Trail, and denial of the request to do work-related carpentry in the garage.