



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/28/2017
Common Council Item Number: PC17-0050	Date: 6/28/2017
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 was before the Plan Commission at the June 14, 2017 meeting 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. Staff was comfortable with the restaurant as a conditional use and the manufacturing aspect since it is a permitted use. Of concern to staff is 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. Staff has explained this to the applicant and their agents on numerous occasions, but they are adamant they want to keep the grocery store in their plans for this site. At the meeting the Plan Commission had some additional questions and staff had a few more we felt would aid the Commission in their decision making:

- What is the percentage breakdown of foods sold at the store that are produced/packaged on site vs general retail merchandise that comes from other producers/distributors (the “additional everyday foods” mentioned in your Proposal and Marketing Plan)
- Can you provide a more detailed list of what you anticipate will be manufactured on site.
- What percentage of your sales do you anticipate for each use (grocery store, restaurant operations, manufacturing/warehousing)?
- What is the employee breakdown for each use?
- We would like a more detailed site plan – also please label the “auxiliary use” as a grocery store/sales (or similar).

At the time of writing this report the applicant had not responded to the questions but we anticipate they will be submitted to us prior to the meeting. We will forward them to the Commission as soon as they are available.

Staff remains supportive of the restaurant and manufacturing aspects of this proposal and would also support a retail component as long as it was limited to sales of items manufactured/produced in this facility, similar to the small retail components we have for other food and beverage producers in the City. Since grocery stores are not a permitted or conditional use, we cannot recommend approval of a grocery store that sells general merchandise



not made on site. Since a grocery store and a restaurant is a permitted use in the B-1, B-2, B-3 and B-5 zoning districts of the City, staff feels there are more appropriate locations for Harika foods. It is likely the manufacturing/processing they are proposing for the site would be considered accessory uses to the grocery and restaurant uses, similar to bakeries, butcher shops, food prep areas, and back room warehousing in most grocery stores.

Options & Alternatives:

Approve the conditional use permit for a restaurant and the retail component with a condition that states that the only retail sales that may occur on the site are for items that are produced and manufactured at this facility.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Deny the conditional use request until a plan is provided without a general merchandise grocery store at this location.