

August 26, 2021

RE: Application for Home Industry Conditional Use

Address of the Subject Site: 1666 Moccasin Trl, Waukesha, WI 53189

Dear Planning Commissioner(s),

Please find our enclosed application for the Conditional Use permit, specifically for the home industry use permit. We are seeking this permit as some neighbors have recently reported issues with our home business operations. While we have been operating the same business from our home since 2016, COVID required us to perform some home cabinetry building that seemed to be the issue for our neighbors.

As part of the background of the business, we operate Best In Class Remodeling, LLC from our home (in-home office and use our existing garage space for storage or other related work that cannot be done on-site for a customer). Best In Class Remodeling, LLC is a registered contractor with the City of Waukesha that carries responsible licenses and insurance to operate the business. Best In Class does not have other commercial operations or locations. The primary business operation is focused on general contracting for existing residential properties (apx 95% of the business time/revenue is spent doing such work), at times remodeling or carpentry work is done for customers (apx 5% of the business time/revenue is spent doing such work as of Spring 2021). Best In Class Remodeling is rarely performing work on-site at our home located at 1666 Moccasin Trl, however we do store such materials and supplies in a portion of our garage space and most tools are stored in a work van parked on our property in the appropriate driveway space.

As mentioned, a result of COVID required our business to adapt resulting in the building of a few kitchen cabinets out of the garage space. The building of such cabinets/carpentry work does not require special machinery, we are using saws and sanding-related tools which could otherwise be found in any of our other neighbors' homes.

This application is seeking the issuance of a conditional use permit to continue such operations out of our existing garage space, and should we need to do more of this type of work, we would be allowed and able to do so freely. Our business operation has not increased any additional traffic or disturbance to the neighborhood, and we are very mindful to perform such operations during the typical day-time hours. Furthermore, we are not seeking any sort of modifications or additions to our home to accommodate the business operations.

Best In Class Remodeling has a total of 2 employees, the owner who is responsible for the bookkeeping and a general contractor. Due to the limited number of employees, and the fact that both employees reside at the same location, no additional parking is being sought as a part of this request.

Attached you will find the Plat of Survey which includes the legal description (lot, block, subdivision and measurements of the entire site and the business operation area which is labeled "ATT. GAR.>"). Additionally, please find the deed recorded at the City of Waukesha confirming the Tax Key: WAKC 1409.063. The property located at 1666 Moccasin Trl is included in the zoning district defined as 'Rs-3

Single Family Residential' according to the Zoning-Map.pdf located at: <https://www.waukesha-wi.gov/DocumentCenter/View/1112/Zoning-Map-PDF?bidId=>.

If there is further information needed, questions or clarification on anything in this request, please contact Jill Medina at (414) 418-4278 or via email at jill.medina@att.net.

Regards,

Jill Medina

Owner

Best In Class Remodeling