



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/11/2018
Common Council Item Number: PC#18-0039	Date: 4/11/2018
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: Waukesha Café House, 410 Wisconsin Avenue – Final Site Plan & Architectural Review	

Details:

The applicants are proposing converting the existing building at 410 Wisconsin Avenue into a small café and restaurant. The property is zoned B-3, General Business and restaurants are a permitted use in that district. The building was last used as a duplex but it has sat vacant for several years and has lost its legal non-conforming status and could no longer be used as a duplex.

The renovations will include remodeling the interior into the café and extensive remodeling of the exterior. The exterior will be painted. The exterior is plaster but was made to look like brick. It will be painted a burgundy/red tone with brown and beige accents. The front porch will be opened up for outdoor dining. There will also be new windows installed a new roof.

The applicant will also be installing a driveway and a small parking lot behind the building. The driveway will encroach 6 feet onto the property to the west. There is a 6-foot driveway easement running north-south to accommodate this. The applicant's goal is to acquire the property to the west, which would allow them to expand the parking area. The current proposal has curbing around the north and east property lines but not on the west property line. They are asking to hold off on that until it is determined whether they acquire the property to the west or not. Staff is recommending they be allowed to not install the curb at the west side of the property at this time but will need to install it within a year if they are unable to purchase the property to the west. If they are able to obtain that property they will need to return to the Plan Commission for a new site plan approval. The driveway and parking lot encroaches on the 5-foot setback requirement on the east and west sides. On the east side the spaces meet the setback but there is a small bump out area to give cars a space to back out of the stalls that does not. On the west side the driveway is shared with the property to the west so it needs to encroach on the setback.

There will also be a masonry dumpster enclosure at the northeast corner of the lot and a new ADA ramp on the back of the building.



Options & Alternatives:

The Commission could require any additional changes to the site or architectural plans they feel necessary.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of the final site and architectural plans subject to:

1. Engineering Comments, including the submittal of a drainage and grading plan.
2. Curbing will need to be installed on the west side of the access driveway and parking lot by April 11, 2019 if the applicant is not able to purchase the property to the west.
3. Fire Comments