



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Board of Zoning Appeals	Date: 4/5/2021
Item Number: ID#21-1964	Date: 4/5/2021
Submitted By: Maria Pandazi, City 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: The appeal of Reginaldo and Marcia Flores for a dimensional variance from section 22.33(7)(b) of the zoning code. If granted the variance would allow a new restroom addition to be built at 421 S. Grand Ave. with a setback of 2.5 feet, and a new ADA ramp with a setback of 0 feet, when there shall be a side yard of not less than 10 feet.	

Details: 421 S. Grand Ave. is the current location of the Restorante Casa Noble, and it has been a neighborhood restaurant for many years. The building as it is currently situated does not meet the minimum front yard setback or either side yard setback. The B-1 zoning district, where the building is located, does not have a minimum lot size, instead stating that individual sites must provide sufficient area for the principal building, any accessory buildings, off-street parking, and required yards. However, 421 S. Grand has an area of roughly 6,000 square feet, which is smaller than the minimum in any other district.

The applicants would like to add an ADA ramp onto the south side of the building, from the front entrance to the sidewalk. The ramp will run down along the building and will be set back roughly four feet from the sidewalk. At the end of the ramp it will turn toward the sidewalk and will end at the sidewalk itself. On the north side of the building the applicants would like to add an addition which will include new ADA accessible restrooms, additional seating, and an entrance to a new expanded outdoor seating area. The rear section of the existing building is set back roughly 2.5 feet from the side lot line, and the dining room area is set back roughly 11 feet. The addition will extend the front section of the building out to the same location as the rear section, about 30 feet closer to the front of the building than it is now. The addition will only be one story high. The second floor will remain unaltered.

The applicants have pointed out that the existing building is not ADA accessible, and that the existing restrooms are very small, in an unsanitary location near the kitchen, and also not ADA accessible. They do not believe there is any way to relocate the restrooms and meet current code within the existing building footprint. They have also pointed out that another nearby commercial building, 501 S. Grand Ave., is built directly at the lot line and at grade.

The owners of the restaurant also own the home immediately to the north and currently live there. That property would be the most significantly affected by the expansion.



If the Board of Zoning Appeals choses to grant this variance, the application will also need Plan Commission approval before construction can begin.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:

If the applicant proves a hardship exists, the Board may consider granting a variance for new ADA expansions at 421 S. Grand. Ave. The Board may choose to take the additions as separate items if it feels that that would be appropriate.