



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 10/27/2021
Item Number: PC21-0112	Date: 10/27/2021
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: Radical Beauty, 347 Delafield St. – Conditional Use Permit – Proposal to use the basement of the house for a Home Industry hair salon.	

Details: The applicant would like to use the basement of her home at 347 Delafield St. as a hair salon/barber shop. She will be the only employee and all customers will be by appointment only, between the hours of 8:00 AM and 7:00 PM. The basement salon area will be fully separated from the residential portion of the house and will have its own entrance. Two off-street parking spaces in the rear of the house will be available for customers. The applicant is licensed by the Wisconsin Department of Safety and Professional Services as an Aesthetician and Barber, and currently works at another salon.

347 Delafield St. is zoned RM-1 Multi-family Residential. However, the surrounding area is busier and has a more mixed-use commercial character than many other residential neighborhoods throughout the city. The house is located directly across the street from The Coop restaurant. A few houses to the west is the Tuscan Hall banquet center, and City Hall is roughly 700 feet to the southeast. Delafield Street is an arterial street with a city bus route and significantly higher traffic volumes than other residential areas.

The Plan Commission may approve a Home Industry if the applicant can demonstrate that it will not be disruptive to the neighborhood.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
Staff recommends approval of a Conditional Use Permit for a Home Industry beauty salon at 347 Delafield St. with the following conditions:

- Engineering Department comments will be addressed.

