



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 10/22/2025
ID Number: PC25-00161	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Conditional Use Permit – 817 N. East Ave., Silver City Adult Day Services – Request approval of a Conditional Use Permit to operate a commercial adult day care center in the B-2 Central Business District.	

Issue Before the Council: Proposed adult day care center in a former medical clinic on East Avenue.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied the proposal will not be able to go forward.
Additional Details: The building at 817 N. East Ave. is a former medical clinic which has been vacant for several years. The applicants would like to open an adult day care center there. The day care will serve adults of all ages who have developmental disabilities or other conditions which lead them to require supervision during the day. The facility will operate from 7:00 AM to 7:00 PM Monday through Friday. Day care attendees will be dropped off in the morning and picked up in the evenings. The applicants will contract with a transportation company who will provide a transit van for the pickups and drop offs. The facility will have sixteen employees, and a maximum of eight per shift. The parking lot in the rear has thirteen parking spaces.



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

This proposal will occupy an office space on the periphery of downtown which has been vacant for several years. It will provide a necessary service for adults who need supervision during the day.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of a Conditional Use Permit for Silver City Adult Day Services at 817 N. East Ave. with the following conditions:

- The applicant will receive an Occupancy Permit from the Building Department before beginning operations. As part of the Occupancy Permit application a Change of Use Analysis must be prepared by a licensed design professional and submitted for Building and Fire Department review. It should include a determination as to whether sprinklers must be installed at this time.
- Any signs will receive sign permits prior to installation.

Recommended Motion: "I move to approve a Conditional Use Permit for Silver City Adult Day Services to operate an adult day care facility at 817 N. East Ave., with all staff comments to be addressed."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature