



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: 8/27/2025
ID Number: PC#25-0141	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 8/14/2025
Agenda Item Title: Review and possible action on the Conditional Use Permit for 830 W St. Paul Avenue	

Issue Before the Council: Review and act on the Conditional Use Permit for 830 W St. Paul Avenue- A request to place a decoratively painted storage container behind the building at 830 W St. Paul Avenue in the B-3, General Business District for the storage of green coffee beans.
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 applicant is looking to obtain a Conditional Use Permit to allow for a storage container behind the coffee shop at 830 W St. Paul Avenue. The property is zoned B-3, General Business District. The storage container will need a Conditional Use Permit under uses similar to and reasonably related to the permitted principal uses. The purpose of the container is to store green coffee beans, which Café De Arts Roastery is growing. The applicant indicated that they needed more space for storage and the shipping container was selected because green coffee beans need to be in sealed storage. The shipping container is approximately 20' long, by 8' wide, by 8'6" tall. It will be placed along the back side of the building on the blacktop to obscure it from public view. The shipping container will be artistically painted to match the current art on the building. It will take up approximately two parking spaces in the rear. There will still be 15 parking spaces on site, with one being ADA and two being for compact vehicles next to the storage container. There is also adequate street parking.



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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?

Financial Remarks:
No Direct financial impact on the City

Executive Recommendation:
Staff recommends approval of the Conditional Use Permit for 830 W St. Paul Avenue with the following conditions:

- All staff comments to be addressed
- The storage container must be painted within 60 days of placement and the artwork approved by City staff before work may be done.

Suggested Motion:
I move to approve the Conditional Use Permit for 830 W St. Paul Avenue with staff comments to be addressed

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed