



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/25/2024
<b>Item Number:</b> PC24-0585	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Anthony Brown, City Administrator
<b>Finance Department Review:</b> Joseph Ciurro, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Final Site Plan and Architectural Review: Smart Asset, LLC, 351 W. Main Street, Conditional Use with Site Plan &amp; Architectural Review – Request to approve plans for seven residential units on the second level of the building at 351 W. Main Street.</b>	

**Details:**  
 These are the same plans that were approved in 2021, but the approval has since expired. Seven residential units, including six one-bedroom units and one efficiency apartment are proposed for the second floor of the building at 351 W. Main Street. One-bedroom units average about 500 sq. ft. in size, the efficiency unit is 350 sq. ft. There is existing access to the second level from Main Street and a new exterior access to the second floor will be provided from the SW corner of the building. A common corridor traverses the second floor between the access points with entrances to the units along the corridor, also, storage units for the apartments are proposed with access from the second-floor corridor as well. Several new windows will be provided in former window openings and a new doorway is proposed at the ground level SW corner of the building where there is currently a window opening. The interior living space of units 2, 4, 5, 6 and 7 have no windows, transom windows will be installed in these spaces to provide natural light from the rooms on the exterior wall. In the past, the Plan Commission has required proof of secured vehicle parking spaces before building permits are issued. The developer will provide motor vehicle parking for the units in the downtown area Municipal Lots parking permits must be secured before occupancy is granted. Bicycle parking will be provided on site.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
 Staff recommend approval of the Final Site Plan and Architectural Review for seven new residential units at 351 W. Main Street, with the condition that the Developer secure vehicle parking for the units in the downtown, provide bicycle parking on site.

