

**CITY OF WAUKESHA****Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/22/2020
<b>Common Council Item Number:</b> PC19-0148	<b>Date:</b> 1/22/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Mayer Homes LLC, 407 N. Grand Avenue – Conditional Use Permit</b>	

**Details:**

The applicant is looking to use the property at 407 N. Grand Ave as a mixed-use building, with commercial on the ground floor and residential on part of the ground floor and second floor. The property is zoned B-3 and is currently being used as a mixed-use site. The building is 2,510 square feet and is on a 0.19-acre parcel. The property is across from Les Paul Middle School and to the north of Carroll University.

The applicant will have a commercial leasing office on the first floor, which will have no other employees besides himself. There are currently four parking stalls on site. The top floor will consist of 2 bedrooms, a bath, living room and kitchen. The first floor will have one kitchen, a bedroom, a bath, living room, and two commercial offices.

**Options & Alternatives:****Financial Remarks:****Staff Recommendation:**

Staff recommends approval of the Conditional Use Permit, with the following conditions:

- All water utility, fire department, and engineering comments to be addressed.

