



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 5/23/2018
<b>Common Council Item Number:</b> PC18-0059	<b>Date:</b> 5/23/2018
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Rezoning of 1116 E. Main Street.	

**Details:**  
At the April 25, 2018 meeting the Plan Commission approved Final Site Plan and Architectural Plans for a proposed residential PUD for the property at 1116 E. Main Street. The item was not on the agenda as a Rezoning so we are now requesting a rezone from Rm-1, Single Family Residential to Rm-1 (PUD), Single Family Residential Planned Unit Development.

This will not change any of the plans approved at the April 25<sup>th</sup> meeting. The rezoning will create a PUD overlay that allows the following deviations from the Zoning Code:

1. 6 units per building instead of the typical 4 units allowed under a straight Rm-1
2. Reduction of front setback from 25 feet to 19 feet to accommodate garages accessed from the alley and maintain the setbacks of surrounding residential properties while also allowing for projections such as front porches.
3. Increase density from 5.8 units to 6.

This will also need to have a Public Hearing and final action in front of the Common Council.

**Options & Alternatives:**  
The Plan Commission could add any other elements to the PUD they feel necessary.

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**



Staff recommends the Plan Commission approved the request to rezone the properties at the northwest corner of Perkins Avenue and E. Main Street from Rm-1, Multi Family Residential to Rm-1(PUD) Multi Family Residential Planned Unit Development.