



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 10/27/2021
Item Number: PC21-0108	Date: 10/27/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Modern Solar, 135 Wisconsin Ave. – Conditional Use Permit – Proposal to use the second story of a commercial building for a residence.	

Details: 135 Wisconsin Ave. is zoned B-3 General Business District. The building there is a former residence which has been partially converted to a commercial space. The applicant, Modern Solar, is purchasing the building and will use the first floor as an office, which is a Permitted Use. The second floor contains a two-bedroom apartment.

The apartment has been used as a residence in the past, and a previous owner had a Conditional Use Permit for it. The applicant's lender has requested that they apply for a new permit as part of the purchase of the property. The apartment has an area of roughly 1,100.00 square feet. It has two bedrooms and one bathroom, and its primary access is through an exterior staircase on the rear of the building. The secondary access is an interior staircase from the first-floor office space and the applicant has stated that the apartment residents will be able to use that access at any time.

The property has roughly 16 off-street parking spaces in the rear, and the applicant plans to dedicate four of them to apartment residents and guests.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
 Staff recommends approval of Minor Site Plan and Architectural Review with the following comments:

- No more than three unrelated adults or one family may occupy the apartment space at one time.



- The applicant must also apply for an Occupancy Permit from the Building Department for the commercial use. No Occupancy Permit is required for the residential use.