



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/27/2021
Item Number: PC20-0108 and PC20-0121	Date: 1/27/2021
Submitted By: Maria Pandazi, City 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: Public Hearing: Smart Asset, LLC, 351 W. Main Street, Conditional Use with Site Plan & Architectural Review – Request for a conditional use permit to allow residential units in the building at 351 W. Main Street.	

Details:
 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 SW corner of the building where there is currently a window opening. In the past, the Plan Commission has required proof of secured vehicle parking spaces before building permits are issued. The developer will need to provide motor vehicle parking for the units in the downtown area, they are exploring options with the Municipal Lots and Parking Structures to secure the required spaces. Bicycle parking will be provided on site.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of the Conditional Use permit for seven new residential units at 351 W. Main Street, with the condition that the Developer secure parking for the units in the downtown and provide bicycle parking on site.

