



City of Waukesha
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Committee: Plan Commission	Date: 3/23/2022
Common Council Item Number: ID# PC22-0209	Date: 3/23/2022
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: 444 Wisconsin Avenue, Spring City Collective LLC- Conditional Use Permit, to allow for residential on the second floor of the property.	

Details:
The applicant is applying for a Conditional Use Permit to allow for a residential dwelling on the second floor of 444 Wisconsin Avenue. The property is zoned B-3, General Business District. B-3 allows for residential dwelling units provided they are not located in the front 50 percent of the ground level under Conditional Uses.

The business, Spring City Collective LLC is going to be an art gallery and studio, located in the front half of the first floor. The applicant is proposing a three-bedroom residential dwelling on the second floor. The kitchen and restroom are located in the back half of the first floor. The third floor of the parcel has open space for storage, a closet, and another bathroom

Options & Alternatives:
[Click here to enter text.](#)

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

Executive Recommendation:
Staff recommends approval for Conditional Use Permit at 1444 S. West Avenue, Site B with the following conditions:

- All staff comments to be addressed
- All Building permits must be obtained before an occupancy permit will be granted