



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/9/2015
Common Council Item Number: PC15-0243	Date: Click here to enter a date.
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Simply Irresistible, 453 W. Main Street – Final Site Plan & Architectural Review	

Details:
 The applicant is requesting Final Site and Architectural plan approval for changes to the property at 453 W. Main Street. The building recently underwent façade renovation (Approved by Plan Commission in 2012) but the new tenant, a restaurant and catering business, would like to utilize the outdoor space for a patio. The deck will be 46'x20' (920 square feet) and will be constructed of composite white decking material. There will also be an arbor over a portion of the deck with vines and other plantings at the west end of the deck.

The addition of the deck will result in the loss of two (2) parking stalls. One handicapped accessible stall will remain. There is on-street parking as well as the Clock Tower and Maple Avenue public lots nearby. The property is also within the proposed expanded parking exempt zone.

Options & Alternatives:
 The use of the space as a restaurant and catering business is a permitted use in the B-2, Central Business District. The Plan Commission could deny or modify the outdoor deck proposal and retain the parking spaces, however staff feels the loss of two (2) on-site parking stalls will have virtually no impact on the use of the property and the downtown parking situation.

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

Staff Recommendation:
 Staff recommends approval of the Final Site and Architectural Plans, subject to the following conditions:

1. Submittal of lighting details.
2. Engineering Comments
3. Fire Department Comments
4. Water Utility Comments



