



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/22/2017
Common Council Item Number: PC17-0024	Date: 3/22/2017
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: Museum Apartments, 101 W. Main Street – Conditional Use Permit	

Details:
 The redevelopment of this site had previously been before the Plan Commission that design included preservation of a portion of the building and a portion of the project being new construction. The developer has chosen to redesign the project.

The current proposal is to redevelop the site within the building footprint with no additions to the building. The project includes the following uses: Waukesha County museum, office space, banquet facilities, and 30 apartment units.

The previous design incorporated parking on two levels inside of the building. This design does not incorporate on-site parking. A parking lot has been acquired across East Avenue that will accommodate approximately 28 spaces. In addition, the applicant has entered discussions with the Freeman to lease spaces in their parking lot. The City Zoning Code also requires 47 parking spaces for the residential units and three for guests – for a total of 50 residential spaces. In addition, the site should also include short term bicycle parking per City Code. As with the previous plan, the site plan includes a drop off area along Main Street and the addition of some angled parking spaces along Martin Street.

The breakdown of unit types includes: 5 studio units; 1 studio + den; 8 studio w/ bedroom loft; 6 one bedroom; 1 one bedroom + den; 9 two bedrooms.

The layout of the parking lot on East Avenue is conceptual and will need to be further detailed and include the proper setbacks, screening and fencing. In addition, the applicant has not entered a formal agreement with the Freeman for additional parking spaces.

As with the previous design, additional detail must be worked out for the drop off area to provide for pedestrians on Main Street. In addition, more detail is necessary for the angled parking proposed on Martin Street. Refer to Engineering comments for additional detail.



This building is an historic landmark and all exterior modifications, such as new windows/doors etc. will need to be brought before the Landmarks Commission.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of the Conditional Use permit with the following conditions: Prior to receiving building permits the applicant shall 1) provide staff with a parking lot design for the parking lot on East Avenue that includes a landscaped edge and decorative fencing along the street edge, fencing along all other property edges, and complies with all other City code requirements; 2) provide staff with a signed parking agreement with the Freeman for any additional parking spaces needed that cannot be accommodated in the East Street parking lot. In addition, more detail should be worked out with staff regarding the design of the drop-off area and angled parking along Martin Street. Bicycle parking should also be incorporated into the site plan. Finally, comply with all other Engineering, Fire Department, and Water Utility comments.