



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/10/2018
<b>Common Council Item Number:</b> PC17-0128	<b>Date:</b> 1/10/2018
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>1116 E. Main Street – Preliminary Site Plan &amp; Architectural PUD Review</b>	

**Details:**

The applicant is requesting Preliminary Site Plan and Architectural PUD approval for a 6-unit apartment development at 1116 E. Main Street. The proposal is for six side-by-side townhouse style apartments. The property is zoned Rm-1, Multi-Family Residential and the Land Use Plan has this area designated as Medium-High Density Residential. The properties to the west are all zoned Rm-1 while the properties to the south and east are zoned M-1, Light Manufacturing, and M-2, General Manufacturing. Staff feels lower-density residential is an appropriate transition from the single-family and duplex homes to the west to the industrial uses to the east.

Each unit will be 2 stories high and have 3 bedrooms and a 1-car attached garage. They range in size from 1,450 to 1,650 square feet in area. The applicant has worked to incorporate masonry into the building, specifically on the most visible facades from Main Street and Perkins Avenue. The buildings are oriented towards Main Street with the driveways and garages behind the units. Access to the site will be from the existing alley off Perkins Avenue.

Under a straight Rm-1 zoning, this project would allow a maximum of 4 units per building, instead of the six proposed. This zoning district permits 10.9 units per acre for 3 bedroom units. The property is .54 acres, which would allow 5.8 units. The PUD would allow for 6 dwelling units in a one building. The PUD would also reduce the front setback from 25 feet to 19 feet. This reduction in setbacks has a few benefits over what would be required under a straight Rm-1 zoning. First, it allows the garages and driveways, as well as additional room for surface parking to all be located behind the buildings. Second, it brings the building forward, closer to the street to match the setback of the residences to the west, which have similar reduced setbacks. The property just to the west is only setback 15 feet. Last, it allows for some relief in the front façade and allows room for covered front porches/patios, which extend out from the building.

Prior to final approval staff would like some additional landscaping, particularly at the corner of Main and Perkins and along the Main Street frontage. This is a very visible corner and wrapping the Landscaping proposed along Perkins over to the Main Street side would make this corner more attractive.



**Options & Alternatives:**

The Plan Commission could require the applicant to do the project under the straight Rm-1, Multi-Family Residential zoning requirements. The Commission can also require any additional site modifications or architectural improvements they feel necessary prior to final approval.

**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends approval of the preliminary Planned Unit Development and Site and Architectural plans, subject to the following conditions:

1. Additional landscaping at the corner and along Main Street side, including additional foundation plantings.
2. Engineering Comments