

**CITY OF WAUKESHA****Administration**

201 Delafield Street, Waukesha, WI 53188  
Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

<b>Committee:</b> Plan Commission	<b>Date:</b> 9/28/2016
<b>Common Council Item Number:</b> PC16-0079	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<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>277 W. Main Street – Conditional Use Permit</b>	

**Details:**

The applicant is requesting a conditional use permit to convert a second story office into a 1 bedroom apartment. Residential dwelling units are allowed as a conditional use in the B-2, Central Business district as long as they are not in the front 50% of the first floor level. Currently the second floor of this large building is a mix of 6 one-bedroom apartments and 6 offices. The offices are clustered in one area, closest to the Five Points (intersection of Grand, Main, and Broadway) and the apartments are behind that. However there is one office located among the residential units and the applicant would like to convert that to another one-bedroom unit.

The applicant recently purchased the building and is planning significant repairs and improvements to the interior and exterior of the building. This includes brick repair and tuckpointing, cleaning the exterior surfaces, repairing the damaged storefronts, and replacing every awning with new awnings with a consistent theme and color scheme.

**Options & Alternatives:**

The Plan Commission could impose any additional conditions they feel necessary.

**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends the Plan Commission approve the conditional use allowing for an additional residential unit on the second floor of 277 W. Main Street.

