



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/24/2017
Common Council Item Number: PC17-0044	Date: 5/24/2017
Submitted By: Maria Pandazi, City Planner	Cit05/24/2017y 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: 404 Mainstream Bar, 404 Main Street – Final Site Plan & Architectural Review	

Details:

Mainstream Bar is proposing an addition of a deck for outdoor seating in the rear of the property adjacent to the municipal parking lot. In addition, the proposed deck would serve as access to the second floor apartments.

Staff has two main concerns with this proposal. First, the Chief Building Inspector and Fire Marshall are working with the applicant to ensure compliant and adequate egress paths from the upper apartments. Secondly, the proposed location of the dumpsters and grease trap is on city property and one is directly in front of electrical meters. The applicant is working with city staff to identify a solution for the dumpsters.

Options & Alternatives:

Options discussed for the dumpsters include: use of the existing shared dumpster on the east end of the parking lot, petitioning for use of the public row for one of the dumpsters or grease trap and building an enclosure surrounding it, explore the possibility of constructing a second shared dumpster on the west end of the municipal lot to be shared by multiple businesses.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of this deck addition with the condition that a solution for the trash be worked out with staff or necessary city commissions; a code compliant solution is approved for egress from the upper units per the Chief Building Inspector and Fire Marshall; and all other staff comments.

