



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/9/2020
Item Number: PC20-0103 and PC20-0120	Date: 12/9/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Public Hearing with Site Plan & Architectural Review: 414 Wisconsin Avenue, Conditional Use Permit – Request for a conditional use permit to allow a residential unit in the building at 414 Wisconsin Avenue.	

Details:

The applicant is seeking a Conditional Use Permit to allow a residential dwelling unit on the second at 414 Wisconsin Avenue. The property is zoned B-3, General Business District. The site was previously used as a single-family home, however, it has sat vacant for several years, so the legal non-conforming use no longer applies. The applicant is also providing a Site Plan & Architectural Review for the resident parking in the rear yard, as well as grading, landscape, and curb/gutters.

The applicant is hoping to find a commercial tenant for the first floor of the building. No specific tenant has been identified for the site; however, the owner has mentioned that a hair salon could be an option. The owner plans to renovate the second story into a 715 square foot, one-bedroom apartment. The apartment will be accessible from the existing exterior staircase. At the previous meeting there was discussion about ADA parking, however under the 1-2 family uniform dwelling code, ADA parking is not required for this location.

The applicant is looking to add three parking spaces in what is currently the rear yard. The spaces will come off the new driveway which was built as part of a renovation to 410 Wisconsin Avenue, which shares an access easement with 414 Wisconsin Avenue. The parking spaces have been moved further to the west of the property to make the turning radius easier for the tenants. The applicant will add curb and gutter around the parking areas.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for a new second story residential unit and of the Minor Site Plan Review for 414 Wisconsin Avenue with the following conditions:

- No more than three unrelated adults or one family will occupy the apartment at any given time
- Building Permit plans will be stamped by a licensed design professional and will receive Commercial Plan Review
- The business cannot use the residential trash.
- The applicant will add new landscaping at the front of the building along the Wisconsin Avenue sidewalk, as well as on the west side of the parking spaces. The landscape plan will be approved by staff
- All engineering, fire department, and water utility comments to be addressed
- Widen the driveway to the full width of the access easement. Edge of the driveway should be moved west to align with edge of easement