



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 6/13/2018
<b>Common Council Item Number:</b> PC18-0061	<b>Date:</b> 6/13/2018
<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>Liberty Dance Studio, Corporate Drive – Preliminary Site Plan &amp; Architectural Review</b>	

**Details:** The applicant is seeking Preliminary Site Plan and Architectural Review for a new building on a previously undeveloped lot on Venture Court. The new building will house Liberty Dance Studio, which will relocate from a tenant space in one of the city's other manufacturing zones. The north half of the building will contain several dance studio rooms. The south half will have reception space, changing areas, and a small café area for participants and their families.

The exterior walls will be made from precast concrete, painted to create a cedar texture. A masonry veneer at the base of the wall will extend around the entire building. The roof will be standing seam metal, with gables at both the north end and the south end. The original submission showed a gable at the north end and a hipped roof at the south end, to leave space for the potential future expansion to the north. The revision is the result of a staff request to modify the plans so they work whether or not the expansion happens.

The front entrance, on the west side of the building, and the exit on the north side of the building, facing the bypass, will include changeable accent lighting to give the building a more interesting appearance at night. The front entrance will be enclosed by a large, rectangular shaped vestibule area. For Final Review, staff has requested additional modifications to add more interest to the north and east facades, as well as modifications to the vestibule area to make it fit in better with the rest of the building.

**Options & Alternatives:**  
[Click here to enter text.](#)

**Financial Remarks:**  
[Click here to enter text.](#)



**Staff Recommendation:**

Staff Recommends approval of Preliminary Site Plan and Architectural Review for Liberty Dance Studio with the following conditions:

- Show detailed landscape plans. Landscaping should be of a standard at least equal to landscaping in neighboring properties.
- Add more detail and interest along north and east elevations, facing Les Paul Pkwy.
- Modify the vestibule area to make it more compatible with the rest of the building.
- Address all Engineering Department comments.