



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/27/2018
Common Council Item Number: PC18-0066	Date: 6/27/2018
Submitted By: Maria Pandazi, City Planner	City 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: U Haul Moving & Storage of Les Paul Parkway, 926 STH 164 – Conditional Use Permit and Preliminary Site Plan & Architectural Review	

Details:
 The applicant is returning from the June 13th meeting where the Plan Commission approved the Preliminary Site Plans and the Conditional Use for the proposed new self-storage facility for U-Haul but put the preliminary architectural plans on hold for more revisions. The Commission had suggested some improvements including adding more glass or metal accent materials instead of using the overhead doors on the north and south elevation.

The applicant has made some plan revisions to address some of those concerns from the June 13th meeting. The plans still have the garage doors on the south elevation despite no driveway to access them. The applicant would like them to remain to signal to customers there are outdoor storage units but it seems this would be better accomplished with a sign that said something along the lines of "drive-up storage units available." Staff does like that they broke up the front façade to make it less symmetrical but still thinks the garage doors to nowhere is not an attractive element.

Options & Alternatives:
 The Plan Commission could add any conditions or make any additional site or building plan modifications they would like to see prior to Final approval.

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

Staff Recommendation:
 Staff recommends approval of the Preliminary Architectural Plans for U Haul Self Storage, subject to:

1. Engineering comments.
2. Water Utility Comments



3. Fire Department Comments.

4. Additional architectural improvements including looking at alternative ideas for the area where the south elevation garage doors are such as the use of glass or other accent materials.