



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/27/2016
<b>Common Council Item Number:</b> PC#16-0059	<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>Cousins Subs, 2260 N. Grandview Blvd. – FINAL Site Plan &amp; Architectural Review</b>	

**Details:**  
This project includes a reconstruction of the façade for Cousins Subs at 2260 N. Grandview Blvd. The project will include removal of the front gable entry portion of the building and replacing it with a more contemporary horizontal tile element that wraps the corner of the building. The existing roof will be re-shingled and portions of the building will be painted dark red.

At the preliminary approval of this plan, Plan Commission recommended that the rear façade be upgraded consistent with the other sides of the building. The design now includes a painted masonry base along the rear façade. In addition, the commission asked that the landscape along the street edge be improved. This plan indicates a substantial landscape bed in front of the Cousin's building, but no landscape has been added in front of the second building on the site. The dumpsters illustrated in this plan are a mix of wood and masonry, which should be all masonry to meet the City's design standards.

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

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

**Staff Recommendation:** Staff recommends approval of this preliminary site plan and architectural review with the following conditions: redesign dumpster enclosures to be all masonry material, and increase the landscape edge along Grandview Blvd. In addition, comply with all Fire Dept., Water Utility and Engineering Dept. comments.

