



City of Waukesha
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Committee: Plan Commission	Date: 6/21/2023
Common Council Item Number: Click here to enter text.	Date: 6/21/2023
Submitted By: Evan Hoier, Community Development Intern	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: 2000 S West Avenue, Walmart minor façade improvements to include signage and exterior changes and parking lot renovation to include new curbside pickup locations.	

Details:
2000 S West Avenue is located on the south side of Waukesha near the intersection of Les Paul Parkway and S West Avenue. The Walmart that is located on the property is applying to make improvements to its façade and parking lot.
The façade improvements include decreasing the overall square footage of signage on the building, but also changing some of the signage to better reflect their store layout. The applicant is also proposing to change the color scheme of the building to better match the Walmart brand with darker browns and blue entranceways instead of the current orange.
The parking lot renovation includes converting spaces on the east side of the parking lot into curbside pickup locations. This will result in the loss of 12 parking spaces, which will reduce the parking ratio from 1 space per every 200 sq ft of building area to 1 space per every 202.83 sq ft of building area. While this does not fit the standard parking minimum set forth in Section 22.53(8)(b), Plan Commission does have power to modify and reduce the minimum requirement. Because the parking lot is already so large, reducing the minimum to accommodate the new improvements will most likely not impede operation of the store or parking access. Parking spaces on the west side of the building will also gain a roof structure to cover vehicles parked there. These improvements will also include restriping and/or enlargement of current crosswalks.

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

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends approval of the Minor Site Plan & Architectural Review for façade and parking lot improvements at the Walmart located at 2000 S West Avenue.