



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 11/15/2023
<b>Common Council Item Number:</b> PC23-0473	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Final Site Plan and Architectural Review – Cobblestone Hotel, 704 N. Grand Avenue - A request to approve final plans for a 4-story, 9,236 sq. ft. hotel and restaurant at the northwest corner of N. Grand Avenue and Wisconsin Avenue.</b>	

**Details:**

A four story, 9,236 sq.ft. Cobblestone Hotel is proposed in downtown Waukesha 704 N. Grand Avenue across from Cutler Park on the site of the former Associated Bank. The hotel will include 60 rooms, an indoor pool and a Wisconsin chophouse restaurant and bar. The 0.86-acre site will include twenty parking spaces, while the nearby parking garage located east of the site on Wisconsin Avenue will also be available for guest and employee parking. Vehicle access into the site will be from Grand Ave. or Clinton Street along the north side of the building where the main entrance will be located. Internal sidewalks will provide pedestrian access from the surrounding streets. An outdoor patio is proposed at the southeast corner of the building at the restaurant along Wisconsin Avenue. The exterior architectural details will include a limestone style stone veneer encompassing the lower two levels on all four sides, with several areas of relief extending up to the roof line. In addition, a sandstone style masonry vertical element extends from the ground floor to the roof line with signage at the top. The upper two levels of the building will be faced with a natural silk color EIFS. The landscape plan includes lawn area, with foundations plantings along the building, and several trees around the site. Staff suggests a tree be added in the lawn area at the southeast corner of the site, and in the lawn area along Clinton Street. The planting schedule must include specific species types, and minimum planting size for materials. Accent lighted landscape bollards should be considered to be incorporated with the hedge around the southeast corner of the site. A lower growing landscape bed, such as a mix of flowers and low growing shrubs, should fill in the southeast corner of the site up to the sidewalk, not just empty stone mulch as shown.

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

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

**Executive Recommendation:**

Staff recommends approval of the Final Site Plan & Architectural Review for a new Hotel at 704 N. Grand Avenue with the following conditions:

- All City staff comments and concerns are to be addressed.
- Landscaping should be addressed as stated above.