



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

<b>Committee:</b> Plan Commission	<b>Date:</b> 9/27/2017
<b>Common Council Item Number:</b> PC17-0083	<b>Date:</b> 9/27/2017
<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>Scenic Storage Lot II, 1008 Silvernail Road – Final Site Plan &amp; Architectural Review</b>	

**Details:**  
 Scenic Self Storage is seeking Final Site Plan and Architectural Review for a new parking lot storage facility at 1008 Silvernail Road. The parking lot will be immediately to the south of its existing indoor storage facility, in a separate parcel. It will consist of eighteen 12' x 36' parking stalls, and twenty-four 12' x 25' stalls. It will be used to store campers, boats, and other large vehicles that can't fit in garages or smaller indoor storage spaces.

The property is zoned B-5, Community Business District. Self-service storage facilities are permitted as a conditional use. Staff believes this application does not require a conditional use permit since it is an addition to the existing storage facilities in the adjacent parcel.

The landscape plan includes shrubbery additions both in the buffer area along Silvernail and in the landscape islands within the parking lot itself. The total area of the landscape islands is 1010 square feet. Since the area of the parking lot will be 36,000 square feet, the landscape islands are less than the required minimum of 5% of the paved area. The applicant has tentatively agreed to add landscaping in the angle parking excess areas around the edge of the lot to make up the difference.

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

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

**Staff Recommendation:**  
 Staff recommends approval of Final Site Plan and Architectural Review for the Scenic Storage Lot with the condition that additional landscaping areas be added to the parking lot to meet the 5% minimum required area. In addition all engineering, fire and water utility comments should be addressed.



