



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 10/24/2018
Common Council Item Number: PC18-0145	Date: 10/24/2018
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: Starbucks/Multi-Tenant Building, Les Paul Parkway – Preliminary Site Plan & Architectural Review	

Details:

The applicant is proposing the construction of a 5,665 square foot multi-tenant building in one of the Woodman's outlots at Main Street & STH 164. The building would be at the north end along STH 164, north of Culver's. The building would contain a 2,200 square foot Starbucks Coffee Shop and 3,465 square feet for additional tenant(s).

There are 43 parking stalls provided. The approved Planned Unit Development (PUD) requires 1 space per 1,000 square feet of retail sales and 1 space per 3 restaurant seats. That works out to 13.3 stalls for the Starbucks location and 14 stalls for the future retail, based on square feet (that number could increase if it's a restaurant tenant). They are providing 43 spaces, which exceeds the requirements of the PUD. The parking lot is a mix of angle and 90 degree parking. Staff thinks that with the proximity of the drive through, the stalls on the east side of the parking lot should be angle parking to give more room for cars to maneuver out of spaces when there is a large drive-through queue. They may also want to consider angle parking on the west side.

They are proposing a Dumpster enclosure at the southeast corner of the site. The adjacent Culvers has their space on the west side of the building and it is attached to the structure and integrated into the building. Staff thinks the enclosure should be relocated to the west side. Even though all sides of the building are highly visible it seems a more appropriate location for the enclosure. Elevation drawings of the enclosure will need to be submitted for final approval and the enclosure must be constructed with masonry material.

The preliminary landscaping plan shows some trees, shrubs, and groundcover, however staff feels there could be some improvements in variety of plantings as well as the quantities. More specifically there should be more plantings and around the perimeter of the parking lot as well as some foundation plantings around the building, particularly on the east side. Landscaping should also be added around any transformer/utility boxes and in front of the wall mounted mechanical on the rear elevation.

The exterior of the building is finished with stone with Smartside siding and has bronze awnings. The building does a good job having interesting four-sided architecture since it is very visible from all sides. For final they should indicate if there are any rooftop mechanicals and ensure they are screened.



Options & Alternatives:

The Plan Commission can make any required changes that should be addressed when the applicant applies for Final approval.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff Recommends approval of the Preliminary Site and Architectural Plans, subject to the following conditions:

1. Additional landscaping along parking lot, building foundation, and as a screening for any utility boxes, wall mounted equipment and dumpster enclosures.
2. Converting east parking to angle parking.
3. Relocating dumpster enclosure off the Ssth 164 side of the property.
4. Engineering Comments
5. Utility Comments
6. Fire Department Comments.