



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 6/13/2018
Common Council Item Number: PC18-0066	Date: 6/13/2018
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: U Haul Moving & Storage of Les Paul Parkway, 926 STH 164 – Conditional Use Permit and Preliminary Site Plan & Architectural Review	

Details:

The applicant has been before the Plan Commission twice in 2018 for this project. Their first appearance was in February 2018. The Plan Commission reviewed site and architectural plans for additional storage buildings at U-Haul at 925 S. HWY 164 but put the plans on hold and indicated their preference that any new storage units be inside of a building similar to the existing building (former Jewel Osco store) instead of individual metal sided traditional storage units. Self Storage units are a conditional use in the B-5 zoning district so the Commission can impose conditions on the approval of any additional units including architectural improvements such as these.

The applicant returned in April 2018 with plans for a hybrid building that would have the appearance of a building with indoor storage but would have an uncovered courtyard where units are accessible from the outside and cars/trucks can access them. The item was only on the agenda as a concept plan but the Commission seemed encouraged by the direction they were going so staff and the commission provided some required changes to the applicant.

The applicant has made some plan revisions to address concerns about the appearance. The building now features foundation landscaping and additional plantings adjacent to the parking lot and drive aisles. They have added some sunshades over the windows as well as some material and color changes to break up the long expanses of wall. Staff had asked them to remove all external overhead doors to storage units. They have removed some of them but they are still showing nine (9) or them on each wall. They have broken up the wall with some plantings which makes it more attractive but still feel they should be removed, especially on the north side where there is no driveway access anyway. Staff is also concerned about the large sign/photograph on the west elevation and would prefer they use a different architectural feature to break up that portion of wall.

The new building will be on the existing parking lot so it will not create additional impervious surface. While landscaping has been added, staff feels more could be done along the western edge of the parking lot and wrapping around the northwest corner of the building, as that is highly visible, especially since the parcel to the north has recently removed all of the trees that had screened this area previously.



Options & Alternatives:

The Plan Commission could add any conditions or make any additional site or building plan modifications they would like to see prior to Final approval.

Financial Remarks:

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Staff Recommendation:

Staff recommends approval of the Preliminary Site and Architectural Plans for U Haul Self Storage, subject to:

1. Engineering comments.
2. Water Utility Comments
3. Fire Department Comments.
4. Additional architectural improvements including looking at alternative ideas for the large photo/sign on the west elevation and for the overhead doors on the north and south elevation.
5. Additional landscaping along the west parking lot perimeter and the northwest corner of the building.