



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/27/2019
Common Council Item Number: PC19-0024	Date: 3/27/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Avid Hotel, Meadow Lane – Preliminary Site Plan & Architectural Review	

Details:
 This proposal is for a new avid Hotel brand, recently launched by the International Hotel Group (IHG), serving a unique niche by emphasizing modern architecture, efficient amenities, and an exceptional sleep experience. Located on Meadow Lane, the proposed 41,700 sq. ft. hotel will be 4 stories with 95 guest rooms of either a king or two queen size beds and a large hospitality space to include a retail like market, coffee and water station, breakfast space, fitness center and front desk. The remaining right-of-way for Meadow Lane along the north side of the site will need to be vacated (similar to what was done at Good Harvest) with cross access easements then granted to the surrounding neighbors. Site Plan provides 92 parking spaces including 5 ADA accessible spots. A pedestrian route to the entrance from the street should be clearly identified. The 3.5 acre site includes wetlands to the south which are being preserved, the westerly 1.6 acres is being used for the hotel. A restaurant may be proposed in the future for the land immediately east of the hotel, this would require a separate submittal. The landscape plan includes foundation plantings and several trees, perimeter plantings around the parking area are needed. A modern architectural style with bold colors is proposed, using lots of glass around the lobby and entrance area. The exterior cladding uses reveals and accent panels with bold colors to create interest on all four sides. All signage must conform to the sign code, permits are required.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends preliminary approval of the plans with all Engineering Dept., Fire Dept. and Water Utility comments to be addressed. Additional landscaping and a pedestrian route to the entrance should be included with the final plans. A new CSM is needed for this project, as well as a street vacation for the western end of Meadow Lane.

