



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/27/2017
Common Council Item Number: PC17-0098	Date: 9/27/2017
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: Pizza Ranch, 926 Fleetfoot Drive – Final Site Plan & Architectural Review	

Details:
 At the August 22, 2017 Plan Commission meeting, preliminary site plan approval was given for a new Pizza Ranch restaurant at 926 Fleetfoot Drive. The Plan Commission did not approve the preliminary architectural plans as they wanted to see more work done on the exterior of the building including some relief along the facades, changes to the windows, and additional masonry. In addition to the architectural changes, the Commission wanted to see additional landscaping and the proposed sign moved to the STH 164 side of the property to match the two buildings to the north.

The architecture has been improved since the last meeting. Some of the positive changes include additional stone finish on all sides of the building, including a belt course around the North, East, and West elevations and changes to window sizes and design on the East, West, and North sides of the building. The site plan has also changed. The DNR has approved filling the small wetland area at the southwest corner of the lot, so they have added additional landscaping in that area. This has also provided room for additional parking which allowed the applicant to add three (3) new landscaped islands to break up the parking lot. Additional landscaping was also added in the vicinity of the dumpster enclosure.

Options & Alternatives:
 The Plan Commission could require additional site or architectural changes they feel would improve the project.

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

Staff Recommendation:
 Staff recommends approval of the Final Site and Architectural Plans, subject to all Engineering and Water Utility Comments being met.



