



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/27/2023
<b>Common Council Item Number:</b> PC22-0408	<b>Date:</b> 9/27/2023
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Final Site Plan and Architectural Review – 900 Silvernail Rd., Scenic Self Storage Expansion – A request from Scenic Self Storage to expand the business by construction of 3 new self-storage buildings on the vacant lot, owned by Scenic Self Storage, to the east of the current business.</b>	

**Details:** Scenic Self Storage occupies several properties between Silvernail Road and Interstate 94. The primary storage facility is on a large lot at 922 Silvernail Rd., and an adjacent property at 1008 Silvernail Rd. includes a parking lot for storing trucks, RV's, and other large vehicles. The main business office is located in a building at 900 Silvernail Rd., and a fourth lot includes an access road from Silvernail to the storage buildings. The applicant would like to build three new self-storage buildings on unused space adjacent to that access road.

The proposed location is currently a grass field, set back roughly 500 feet from Silvernail Road, and not visible at all from Silvernail. It is visible from Interstate 94, particularly from the on-ramp to the Interstate from Highway 16. The proposed buildings will have areas of 5,850 square feet, 5,275 square feet, and 3,500 square feet. They will consist entirely of self-storage lockers, which will have individual outside access through garage doors on the east and west sides.

The building facades will be white metal to match the existing storage buildings on the adjacent lot, with green metal roofs and a masonry veneer around the base. Staff recommends that the masonry veneer should continue through the sections between the garage doors. Access drives will surround the buildings on all sides, to provide vehicle circulation space and loading and unloading space for the storage unit.

A new stormwater pond will be added along the north property boundary, designed to empty within 24 hours after a typical rain event to prevent bird nesting which would be dangerous for the nearby Waukesha County Airport. In the area to the south and west of the new storage buildings the applicants plan to add a number of new shade trees and coniferous trees. They will also add a row of small bushes surrounding the stormwater pond. The property currently has rows of mature trees surrounding the drive from Silvernail Road. Most of these will remain intact.

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

**Financial Remarks:**  
 No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of the Final Site Plan and Architectural Review for expansion of Scenic Self Storage at 900 Silvernail Road onto new buildings on an adjacent lot with the following conditions:

- Extend the masonry veneer to the wall sections between garage doors.
- Engineering Department comments will be addressed.