



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 11/15/2023
<b>Common Council Item Number:</b> PC22-0463	<b>Date:</b> 11/1/2023
<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>Subject:</b> <b>Minor Site Plan and Architectural Review – 900 Silvernail Rd. – Scenic Self Storage</b>	

**Details:** Scenic Self Storage received approval of Final Site Plan and Architectural Review at the September Plan Commission meeting for three new storage buildings on the lawn adjacent to their main storage area. Like the other storage buildings on the property the new buildings will have metal siding with a masonry veneer around the base. In the proposed plans the veneer does not extend to the wall sections between the storage unit overhead doors, but staff recommended that it be added to those sections as a condition of approval. At the time, the applicant did not object to the condition, and it was approved.

After the meeting the applicant stated that he had missed that condition until it was too late to object to it. He asked to bring it back to the Plan Commission to reconsider. He has stated that his current buildings do not have masonry between the garage doors, and that there is a specific reason for that. Those walls are frequently damaged by clients backing vehicles into them when they are accessing their storage units. The metal siding is made to be easy to fix or replace when it is damaged. He believes the masonry veneer will not be as easy to fix, so it will stay damaged for a longer period of time.

Two of Waukesha's other self-storage facilities, Public Storage at 1643 Arcadian Ave. and All One Storage at 100 Wilmont Dr. have fully masonry exteriors. The other facility which has exterior entrances is a U-haul facility at 1450 S. West Ave. which was originally developed as The Vault. That facility has metal siding between the exterior entrances. The exterior storage units there back up to a railroad line and other industrial buildings, and have no public visibility whatsoever. The existing Scenic Self Storage buildings are also not visible except from Interstate 94 to the north. The sections of the buildings facing the interstate do not have doors, and do have a masonry veneer on the base similar to the veneer on the new building.

The building to the east, at 908 Silvernail Road, is currently occupied by a Clear Channel office. The plans do not show any screening along that property line. The buildings will also be visible from Interstate 94, but the primary façade facing the highway will not have doors and will have the proposed masonry base.

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

**Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:** Staff recommends approval of the proposed modification to the approved site plan for 900 Silvernail Road with the condition that landscape screening will be added along the east property boundary, facing the 908 Silvernail Road.