



City of Waukesha
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Committee: Plan Commission	Date: 4/26/2023
Common Council Item Number: PC23-0383	Date: 4/26/2023
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC#23-0383, Minor Site Plan & Architectural Review - 2205 Silvernail Rd - Good Harvest Market – A request from Good Harvest Market to approve plans for a proposed covered patio space behind the building at 2205 Silvernail Road.S	

Details:

The applicant is looking to build a roofed structure above a concrete slab to allow for more usage of the existing beer garden area. The property is zoned B-5, Community Business District and sits on approximately 4.72 acres. The addition will be located on the south end of the property. The concrete slab and sidewalk will connect with the current patio area, which will allow greater ADA usage. A new roofed shelter will be built on the concrete slab. The concrete pad will be approximately 60'x33'.

The roofed shelter will have wood columns, pre-fab wood trusses, and will have pre-finished metal roof panels. A new glass door will be added from Good Harvest to the roofed structure to allow people access from the building. The proposed addition is approximately 1,500 square feet. The proposed roofed structure will be approximately 60'x25' in size. There is a future plan to add glass overhead doors to the roofed structure.

The applicant was granted a variance from the Board of Zoning Appeals on September 12, 2022 which allows for the construction of a proposed addition in this location on the south side of the property. The variance includes a horizontal setback of 10'6" from the closest edge of the water at the elevation produced by a 100-year, 24-hour design storm.

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

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

Executive Recommendation:

Staff recommends approval of the Minor Site Plan & Architectural Review for 2205 Silvernail Road, with the following conditions:

- All engineering, fire department and water utility comments to be addressed.
- All additions meet the Board of Zoning Appeals requirements.