

**CITY OF WAUKESHA****Administration**

201 Delafield Street, Waukesha, WI 53188  
Tel: 262.524.3701 fax: 262.524.3899  
www.waukesha-wi.gov

<b>Committee:</b> Plan Commission	<b>Date:</b> 9/11/2019
<b>Common Council Item Number:</b> PC19-0080	<b>Date:</b> 9/11/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Urban Air Waukesha, 2440 E. Moreland Blvd. - Minor Site Plan and Architectural Review</b>	

**Details:**

Urban Air Adventure Park has applied for conditional use permit, as well as site plan and architectural review for 2440 E. Moreland Boulevard. The proposed site is the former Gander Mountain location, so exterior and interior changes will be made to the property. The tenant's scope of work includes exterior façade improvements and buildout. The wood on the current location will be removed and updated with contemporary façade updates including new panels, lighting, signs, and layout.

The current site has 388 parking stalls, in which we have requested the applicant to improve landscaping on the islands. Staff is also requesting matching architecture on the sides of the building to match the front façade.

**Options & Alternatives:****Financial Remarks:****Staff Recommendation:**

Staff recommends approval of the minor site plan and architectural review with the following conditions:

- All water utility, fire department, and engineering comments to be addressed.
- Applicant provides updated landscape plan, and façade plan for the property.

