



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/25/2018
Common Council Item Number: PC18-0087	Date: 7/25/2018
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: Liberty Dance Studio – Final Site Plan & Architectural Review	

Details: The applicant is seeking approval of Final Site Plan and Architectural Review for a new building on a previously undeveloped lot on Venture Court. The proposal received Preliminary SPAR approval on June 13th.

The new building will house Liberty Dance Studio, which will relocate from a tenant space in one of the city's other manufacturing areas. The north half of the building will contain several dance studio rooms. The south half will have reception space, changing areas, and a small café area for participants and their families.

At the preliminary approval staff requested that the applicant modify the vestibule area to make it more compatible with the rest of the building, show detailed landscape plans and renderings of all sides of the building, and add more architectural detail to the north and east elevations.

For the final submission, the applicant added a decorative wood screen to the vestibule area to match the screens at either end of the rooftop mechanical enclosures. They also included additional renderings showing the east side of the building. The renderings show significant landscaping surrounding the building, including several small trees. Staff feels that the increased landscaping in the renderings should be sufficient to meet the conditions regarding detail along those walls. The landscaping in the actual landscape plan does not match the renderings though, so staff would like the applicant to upgrade it to a similar standard

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

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



Staff Recommendation:

Staff Recommends approval of Final Site Plan and Architectural Review for Liberty Dance Studio on Venture Court with the following conditions:

- The landscape plan must be brought up to the standard shown in the renderings.
- All Engineering Department, Water Utility, and Fire Department comments to be addressed.