



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/23/2018
Common Council Item Number: PC18-0051	Date: 5/23/2018
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: ALDI, 2140 W. St. Paul Avenue – Final Site Plan & Architectural Review	

Details: The applicant is seeking Final Site Plan and Architectural Review approval for its plans to occupy the new space created by the Kohl's downsizing at 2200 W. St. Paul Ave. The new tenant will be an ALDI grocery store. It will have an area of roughly 26,000 square feet. The applicant plans to make changes to the front entrance and add a loading dock area in the rear to accommodate the store.

The front entrance will include a large storefront façade and a new, covered cart corral area. A significant portion of the storefront façade will be sided with Nichiha panels. The applicant plans to add a concrete curb around the base of those areas to prevent damage from carts or other pedestrian traffic. The tan stripes on the walls, which were painted brown in the previous approval for the site, will actually not be changed.

The loading dock area will be built in the rear of the building. It will include a new enclosed unloading space with a driveway angled into it. The walls will be concrete masonry, colored to match the rest of the building. The driveway will be 24 feet wide and will be angled downward to give trucks enough clearance to meet the floor level garage doors. The store's dumpsters will be stored in this driveway. The plans currently do not include any dumpster enclosure or screening aside from the retaining wall at the side of the driveway, but the applicant has said they would be willing to extend the retaining wall upward to fully screen the dumpsters if necessary.

The applicant has submitted sign plans to the Sign Review Board with the understanding that they will be denied and will need a variance from the Sign Appeal Board. They are requesting a new monument sign in addition to the current shopping center sign. Staff does not support adding new sign and feels that the new tenants should negotiate with the current occupants to modify or rebuild the existing sign in a way that fits their needs.

Options & Alternatives:



Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for the ALDI store at 2140 W. St. Paul Ave. with the following conditions:

1. The masonry retaining wall in the loading dock should be extended upward to fully enclose the dumpster.
2. All Engineering Department and Water Utility comments to be addressed.