



CITY OF WAUKESHA

Administration

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

Committee: Plan Commission	Date: 4/11/2018
Common Council Item Number: ID#18-0488	Date: 4/11/2018
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: U-Haul, 925 S. Hwy 164 - Conceptual Site Plan & Architectural Review	

Details:
 At the February 14, 2018 meeting the Plan Commission reviewed site and architectural plans for additional storage buildings at U-Hail at 925 S. HWY 164 but put the plans on hold and indicated their preference that any new storage units be inside of a building similar to the existing building (former Jewel Osco store) instead of individual metal sided traditional storage units. Self Storage units are a conditional use in the B-5 zoning district so the Commission can impose conditions on the approval of any additional units including architectural improvements.

The applicant would still like to have some units that are accessible by people's personal vehicles or moving trucks so instead of having all new units in an enclosed building they are proposing constructing a new building that will give the appearance from the street that it's a building but will actually have drive-up storage units behind the walls of the building. Staff feels like this is a step in the right direction but we would want to see significant improvement in the design and appearance of the building. We have made some suggestions to improve the exterior walls including adding some relief along the façade of the building, material changes, awnings, more pronounced corner elements, and working on the north and south elevations. These changes would significantly improve the appearance and help break up long expanses of wall.

However we told the applicant to hold off on any changes because we wanted to present the plans to the Commission in a conceptual manner to get feedback and see if this direction will be acceptable to the Commission before having them make significant changes. If the Commission is comfortable with this new concept we will work with the applicant on revisions in anticipation of being on the next Plan Commission meeting agenda for Conditional Use and Preliminary Site and Architectural review.

Options & Alternatives:
 This is just a conceptual review but the Plan Commission should give any direction to the applicant they feel would make this project acceptable.



Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

None, conceptual review only.