



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/24/2019
<b>Common Council Item Number:</b> PC19-0064	<b>Date:</b> 7/24/2019
<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> Harvest Square, 2201 Silvernail Road – Preliminary SPAR	

**Details:** The applicant is seeking Preliminary Site Plan and Architectural review for a new office and restaurant building which will be located on the currently vacant property between Good Harvest Market and the recently approved Avid Hotel development. The section of Meadow Lane adjacent to the property was vacated in 2014 when Good Harvest Market was built. The section to the east, adjacent to the Avid Hotel development, was vacated earlier this year as part of the approval for that project. The applicant is the owner of the Good Harvest Market property, and they are working with the developers of the Avid Hotel and the owners of the CVS pharmacy property to the north to ensure that they will have cross access easements in both directions.

The building will have an area of roughly 12,000 square feet on two stories. A brewpub restaurant will take up the western third of the building, and several office suites will be located in the other sections. Office tenants could include a chiropractor, a yoga studio, and a coworking space, along with more general business services. The exterior walls will be fiber cement board designed to have a rustic appearance, with a masonry course around the base of the north, east, and west sides. The south side of the building, which will face a wetland area, will include a small deck at ground level for outdoor restaurant seating, as well as additional outdoor seating on the second floor. The roof will be standing seam metal over the restaurant section, with a flat roof over the office area. The flat roof will include a decorative cornice around the north and west sides of the building. Staff would like the applicant to extend the cornice around the south side as well in the interest of four-sided architecture, since the top of the building will be visible from Pebble Valley Park and the residential neighborhood on the south side of the wetland area.

The applicants plan to add 77 parking spaces. The code requirement based on the predicted uses would be for 74 spaces, plus an undefined additional number for “the work shift with the largest number of employees” for each use, so a shared parking agreement with the adjacent property will be necessary. Alternatively, the Plan Commission has the authority to waive the requirement for additional parking if it believes the varied peak hours for the different uses in the building will make additional parking unnecessary. Staff has asked the applicant to rearrange parking space layouts to ensure that it will be possible to back out of all spaces.



**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**

Staff recommends approval of Preliminary Site Plan and Architectural Review for Harvest Square at 2201 Silvernail Road, with the following conditions:

- The roof cornice will be extended along the south side of the building.
- Lighting will conform with the City of Waukesha lighting standards. Light spillover will not exceed 0.5 footcandles at the property boundary, color temperatures will not exceed 4000k, and parking lot light poles will not exceed 20 feet height.
- The applicant will provide a Landscape Plan for final approval. Landscaping will be similar to or exceed the standards shown in the building renderings and will specifically screen any ground level mechanicals.
- The applicant will provide a shared parking agreement with the adjacent property unless the Plan Commission determines that enough parking is available on-site.
- The applicant will re-arrange the parking lot so all parking spaces have sufficient space to allow vehicles to back out.
- The dumpster enclosure must be made from masonry material, ideally to match the masonry on the building.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.