



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/22/2017
Common Council Item Number: PC#17-0009	Date: 2/22/2017
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 of Les Paul Pkway., 925 Hwy. 164 – Final Site Plan & Architectural Review	

Details:
 U-Haul of Les Paul Parkway has recently occupied the former Jewel Osco building at the northeast corner of Les Paul Parkway and Arcadian Avenue/Greenfield Avenue. They are remodeling the building to better accommodate this new use of the building. The proposal entails installing a series of windows along the west (front), east and south facades.

Since the site has been vacant and neglected for several years staff is concerned that some of the Landscaping may have died. Since it is winter and we cannot determine the condition of the landscaping staff is recommending the applicant submit a financial guarantee (bond, letter of credit, cash deposit) of \$5,000 until spring. At that time staff will do an inventory of the Landscaping and determine what needs to be replaced.

In addition, there are some other maintenance issues that should be addressed. The paint on the metal awnings on the building is starting to peel and should be repainted. Also in several areas the landscape fabric is showing. Staff would like them to add new wood chips, mulch, or landscape stones in these areas.

Options & Alternatives:
 The Plan Commission could require any additional site or building improvements they see fit.

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

Staff Recommendation: Staff recommends approval of the Final Site and Architectural Plans, subject to the following conditions:

1. The applicant submits a landscape bond, letter of credit, deposit or other financial guarantee in the amount of



\$5,000 for possible landscape material replacement. Staff will visit the site in late spring and provide the applicant with a report of what has died and needs to be replaced.

2. General site cleanup and maintenance including repainting metal awnings (as needed) on the building, adding more landscape wood chips, mulch, or stones in the areas where landscape fabric is exposed, and removal of any junk or trash around the site.

3. Engineering Comments.