



City of Waukesha
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Committee: Plan Commission	Date: 1/24/2024
Common Council Item Number: PC23-0374	Date: 1/24/2024
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: PC23-0374, Minor Site Plan & Architectural Review, 2820 N Grandview Blvd, Spring City Restaurant & Rox Bar & Grille- A proposed 3,320 sq. ft. addition to the north side of the building at 2820 N Grandview Blvd	

Details:

The applicant is proposing a new 3,320 square foot addition on the north side of the existing building at 2820 N. Grandview Blvd. The Plan Commission approved the applicant's previous plans at the March 22, 2023 meeting. The site plan was approved with cultured stone veneer at the base of the east, west, and north facades. The Commission indicated that any changes to material would need to come back to the Plan Commission for approval. The applicant also came before the Plan Commission on December 13th with a plan to replace the cultured stone veneer with an EIFS band. The Plan Commission denied that request. The applicant is now looking to remove the cultured stone veneer and replace it with split face CMU wainscot. The color will be a warm gray shade as offered by County Materials with matching mortar color to create a monolithic appearance. The applicant indicated that the split face CMU wainscot will be more durable than the stone veneer and EIFS band.

The applicant is also looking to have the color of Rox Bar & Grill to be gray, with green banding. The restaurant is currently tan, with stone veneer at the base and burgundy accents. The choice of gray, with green banding is to differentiate the Rox Bar & Grille from the existing Spring City Restaurant. The applicant is also going with a flat roof on the addition with new parapets with caps. A new survey of the property was one of the conditions for the Minor SPAR back at the March 22, 2023 meeting.

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

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

Executive Recommendation:

Staff recommends approval of the new Minor Site Plan & Architectural Review for 2820 N Grandview Blvd with the following conditions:

- All engineering, water utility and fire department comments to be addressed.
- All recommendations from the March 22, 2023 meeting to remain in place.