



City of Waukesha
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Committee: Plan Commission	Date: 5/24/2023
Common Council Item Number: PC23-0396	Date: 6/6/2023
Submitted By: Doug Koehler, Principal 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: Minor Site Plan and Architectural Review – 212 E. North Street – A request to approve plans for improvements to the site and building to accommodate a brewing business.	

Details:
Proposed exterior improvements include most new awnings and an ADA ramp. A new glass storefront entry will be added along with a new matching overhead glass door, and new windows to match the existing windows will be added to several boarded-up window openings on the front façade. Safety rails will be added along the loading ramps. The proposal includes replacing the concrete in front of the building. Staff would like to see greens space and landscaping added in front of the building as well for a more aesthetic street presence along North Street. It appears the second drive approach from the north may not be needed and should be removed, and the next drive approach south should be reduced to match the loading ramp. The ADA ramp appears to be open underneath, staff would suggest an enclosure around the base to keep debris and animals from collecting. No trash or recycling dumpsters are indicated on the plans, if there are to be dumpsters outside of the building, a proper masonry enclosure to match is required, and details of the dumpster enclosure should be included with the plans. Interior improvements in this former Weber Brewing Co. building include brewing space, restrooms, bar and seating space for the tasting area. Plans call for food trucks to service the facility at this time with the possibility of a future restaurant as part of the business.

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

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

Executive Recommendation:

Staff recommends approval of the Minor Site Plan and Architectural Review with the following conditions:

- All City Dept. comments and concerns are to be addressed
- Greenspace/landscaping should be incorporated along the front façade
- Details of trash and recycling collection should be provided including a dumpster enclosure.
- Unused drive approaches should be removed.