



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/28/2018
Common Council Item Number: ID#18-0013	Date: 2/28/2018
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: Dog City, Venture Court – Final Site Plan & Architectural Review	

Details:
 The applicant is seeking Final Site Plan and Architectural Review for a new building on a currently vacant lot on Venture Court in the Waukesha Corporate Center. The Plan Commission recommended approval of a Certified Survey Map dividing the lot into three parcels at its February 14th meeting. The Common Council approved it on February 22nd. This building will be located in the center parcel, Lot 2.

The building will have an area of 7,000 square feet. The dog kennel section will take up most of the interior, with office space and a grooming station in the front. A paved, fenced in space in the rear of the building, with an area of 1,200 square feet, will be used for outdoor exercise. Dogs will access the exercise area through two garage doors on the north wall. The fence will be a pre-finished vinyl material and will be six feet high.

The siding for the building will be Hardie Board in the upper section and masonry in the base. The Hardie Board section will be painted fiber cement, so it will not appear metallic. At the request of staff the applicant provided revised plans showing improvements to the landscaping. Landscaping will include white spruce trees and spirea bushes. It is most concentrated near the entrance to the parking lot, but several trees and planting areas are also included along the sides of the building. The dumpster enclosure will be located in the front of the building, next to the parking lot. It will be six feet high, with masonry walls and cedar gates.

Also at the request of staff the applicant provided a conceptual parking plan showing a potential location for additional parking if the use was to change at some point in the future. The one handicap and nine regular spaces in the current plan should be adequate for the proposed use.

The applicant made all of the updates staff requested prior to Preliminary Site Plan and Architectural Review on February 28th, and they have been working with the Engineering Department to address all of their comments. Staff is comfortable recommending approval of Final SPAR without additional conditions.



Options & Alternatives:

Click here to enter text.

Financial Remarks:

Click here to enter text.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for Dog City with all Engineering Department comments to be addressed.