



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/14/2017
Common Council Item Number: PC17-0055	Date: 6/14/2017
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: Kopot Garage, 1631 Arcadian Avenue – Final Site Plan and Architectural Review	

Details:
 The applicant is requesting to raze and existing metal building and replace it with a new 5,184 square foot garage building. The building will be located over 600 feet from Arcadian Avenue and screened by existing vegetation and a landscaped berm. It will not be visible from Arcadian Avenue or HWY 164. The garage will be a metal building with a standing seam metal roof. There will also be two overhead doors and windows on the east, west and south elevations. Given the location on site staff supports the use of metal as the primary exterior material.

Back in April of 2015 the applicant received Plan Commission approval to move clean soil from closer to Arcadian to the south end of this property. The soil was moved per approved plans but the applicant did not add seed/grass to the sides of the large pile of soil to prevent erosion, as proposed in 2015. This will need to be addressed as part of this approval.

There are some additional concerns that will need to be addressed before staff can recommend for Final Approval, including the submittal of a utility plan, grading plan for sidewalk installation, improvements to the driveway approach and culverts along Arcadian Avenue.

Options & Alternatives:
 The Plan Commission could require additional site or architectural modifications.

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



Staff Recommendation:

Staff recommends Preliminary Site Plan and Architectural approval for the garage at 1631 Arcadian Avenue, subject to the following conditions:

1. Finish grading and stabilize the large soil pile at the southern end of the property with seed and straw mat to prevent erosion per previous approval in April 2015
2. The landscaped berm along Arcadian Avenue needs to be cleaned up (remove weeds and grass that are within the planting berm) and any landscape materials missing from the previously approved Landscape plan.
3. Provide verification from the DNR that this activity is permitted on the site.
4. Sidewalk will need to be extended along full length of property along Arcadian Avenue.
5. Applicant will need to have sewer televised to make sure it can still be used.
6. Engineering Comments.
7. Utility Comments