



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/26/2016
<b>Common Council Item Number:</b> PC#16-00006	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Mad Rooster Restaurant, NW Barstow Street & Bank Street – FINAL Site Plan & Architectural Review	

**Details:**  
This proposal is for the re-use of the fast food restaurant at 130 NW Barstow Street. The use of the building would be for the Mad Rooster restaurant. This applicant also operates a Mad Rooster restaurant in West Milwaukee and is proposing a similar model of architecture and business model at this location. The remodel will include removing the drive-thru area and atrium area in the front of the restaurant. The plan also includes two additions to the building. The 'east' addition would be 1,203 square feet and the 'north' addition would be 1,660 square feet.

This project came before the Plan Commission on 6/8/16. At that time, the Commission gave preliminary approval to the site plan and architectural review. The Commission required that any of the 'yard props' indicated on the site plan will need to come back to the Commission for approval.

The applicant has also added landscape that was recommended with the previous submission. However the layout of the parking lot has changed since the preliminary submission and staff with work with the applicant to resolve layout concerns prior the Plan Commission meeting. There is an existing large monument sign on the site that is not being used and should be removed as part of this project.

Mechanicals will be on the roof of the building and screened behind the parapet wall.

Additional comments from the Fire Department indicate that due to the level of remodel, this building will need to be fully protected by an automatic fire sprinkler system and monitored by an automatic fire alarm panel.

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



**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends approval if the following conditions are met: work with staff prior to the Plan Commission meeting to resolve the parking lot layout; remove the unused pole sign that exists on the property; any future 'yard props' should come before the Commission for approval, and comply with all Fire, Water Utility, and Engineering comments.