



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/9/2019
<b>Common Council Item Number:</b> PC18-0167	<b>Date:</b> 1/9/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> St. Paul Place, 222 W. St. Paul Avenue – Preliminary Site Plan & Architectural Review	

**Details:**

The applicant is requesting approval of a three tenant 9,991 sf building to be built at 222 W. St. Paul Street. The applicant had previous approval from the Plan Commission to reuse the existing building and remodel it into a multi-tenant building with outdoor patio space along St. Paul. Because of multiple challenges of reusing the existing structure, the applicant has chosen to raze a portion of the existing building and build a new addition.

The overall architectural design of the building is very similar to what was approved previously, and is architecturally consistent with the renovated northern portion of the building using IPE wood plank siding, standing seam metal panels as accents, and cement panel siding with aluminum sunshades.

With this new plan, the east side of the building can now meet the required building set back of ten feet because it will be a new structure rather than renovating the current building which is very close to the property line. Plan Commission design guidelines require architectural detail on the sides of a building. The east elevation of the submission has very limited architectural detail and is primarily standing seam metal panels.

The Department of Public Works has indicated that St. Paul Street will be reconstructed in the next 2021 and has requested a sidewalk grading easement along the south property line, requiring the proposed retaining wall to be at least 2 feet off the right of way line.

**Options & Alternatives:**

**Staff Recommendation:**

Staff recommends approval of the preliminary SPAR with additional architectural detail added to the east elevation and all engineering, fire and water utility comments to be addressed – including the sidewalk grading easement.

