



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/27/2016
Common Council Item Numbers: PC15-0240, PC16-0032, and PC16-0033	Date: Click here to enter a date.
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: PC15-0240: CFT Waukesha, 2720 N. Grandview Blvd. – Preliminary Site Plan & Architectural Review PC16-0032: CFT Shell Building, SW Corner Silvernail & Grandview Blvd. – Conditional Use Permit PC16-0033: Panda Express, near 2720 N. Grandview Blvd. – Conditional Use Permit	

Details:

Please note, this coversheet details three agenda items associated with one project – a preliminary SPAR and two Conditional Use Permits for two drive-thru restaurants.

This project is located on the site currently occupied by the Gasthaus Restaurant on the corner of Silvernail and Grandview Blvd. The proposal includes a stand alone Panda Express restaurant with drive-thru, and a multi-tenant strip retail center to include another drive-thru for a coffee shop, two additional small restaurants, and three small retail spaces. This site falls under the B-3 zoning in which drive-thrus are a conditional use.

Staff has worked with the applicant to improve the architecture and site layout of the project; however staff continues to have strong concerns with land use intensity of the proposal. Staff believes that the land use intensity, including multiple drive-thrus, and the large multi-tenant building will be too intensive for this site, and could negatively impact the surrounding properties. Concerns stem from the high turn over of all of the proposed uses that will increase traffic pressure on the arterials and potentially impact surrounding properties. Please see additional detailed comments provided to the applicant in the engineering comments.

With regard to the architecture and site layout, the applicant has responded to staff concerns and did redesign the facades of the multi-tenant building and made changes to the site layout. Most notably adding more glazing to the Silvernail façade, and moving the location of the tenant that would be a drive-thru coffee shop from the east end of the building to the west. In addition, based in staff comments, the applicant also included a corner element in the site plan due to the prominence of this intersection as a gateway into the city, and better aligned the site circulation with surrounding properties, and eliminate some potential circulation conflict points. However, even with these improvements, there remain concerns about the internal traffic circulation and conflicts with parking areas.



In addition, there is a small portion of City Right of Way in the northwest corner of the site that is a remnant of a street realignment. The applicant does not have an agreement with the City to use or purchase this ROW. The site plan should reflect this fact.

If the project moves forward staff is recommending the following: that additional architectural detail be incorporated on the west and south facades of the Panda Express building, that additional large canopy trees be added along the street edge and within the parking area, that the location of all building mechanicals will be illustrated on the drawings, and that the applicant work with staff and the commission to arrive at an agreed parking number. A CSM will also be required to combine the multiple parcels.

Options & Alternatives:

The Commission could encourage the applicant to explore options with less land use intensity that would be more appropriate for this site.

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommends denial of the current plans and associated conditional use permit applications.