



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 10/10/2018
Common Council Item Number: PC18-0141	Date: 10/10/2018
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: Silvernail Car Care, 2210 Silvernail Road – Final Site Plan & Architectural Review	

Details: The applicant is seeking Final Site Plan and Architectural Review for plans to expand the parking lot of the auto repair facility and used car dealership at 2210 Silvernail Rd. The applicant would like to add a ten foot strip of concrete along the eastern edge of the parking lot to allow space to park additional vehicles. Staff has requested that the applicant add curbing along the edge of the new parking lot area, as required by the code, to ensure that parking doesn't extend onto the grass border or into the adjacent wetland area.

The additional parking area will increase the total number of spaces for the lot to roughly thirty spaces. The code requires parking lots with more than thirty spaces to provide landscape islands. In this case the size and shape of the lot makes landscape islands unrealistic, but staff has requested that the applicant provide improved landscaping in the front lawn area to help screen the parking lot from the street.

Several signs on the property do not have sign permits, and several others are not allowed by the Waukesha Sign Code. Staff has requested that the applicant submit sign permit applications for any signs they would like to keep on the property and remove any signs that are not permitted.

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 Silvernail Car Care at 2210 Silvernail Road with the following conditions:

- Curbs will be added along the outside edge of the new parking lot area.
- Applicant will provide a landscape plan for staff review showing additional plantings in the front lawn area.
- Applicant will submit necessary sign permit applications and remove any signs that are not permitted.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.