



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/11/2019
Common Council Item Number: PC19-0078	Date: 9/11/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Harvest Square - Final Site Plan and Architectural Review	

Details: The applicant is seeking Final Site Plan and Architectural Review for a new office and restaurant building which will be located on the currently vacant property between Good Harvest Market and the recently approved Avid Hotel development. The applicant is the owner of the Good Harvest Market property. They are working with the developers of the Avid Hotel and the owners of the CVS pharmacy property to the north to ensure that the development will have easements allowing traffic access in both directions.

The building will have an area of roughly 12,000 square feet and will include a two-story restaurant space as well as several office suites. The restaurant will include covered outdoor seating on the second level, as well as a deck with space for additional seating on the ground level overlooking the wetland area in the rear of the property, with access through garage-door style windows. The applicant has modified their plans to extend the roof cornice around the south side of the building as requested at Preliminary approval.

The applicants plan to add 77 new parking spaces. The code requirement based on the predicted uses would be for 74 spaces, plus an undefined additional number for "the work shift with the largest number of employees" for each use, so more will be needed to meet the minimum. The applicant has provided conceptual plans showing 17 additional spaces in the strip of former Meadow Lane right of way belonging to the CVS property. If they are able to purchase that property, they will add the parking there. If they are unable to purchase it, they will provide additional spaces in the adjacent Good Harvest Market parking lot. Either way they will need to provide copies of a parking agreement before building permits can be issued.

The plans submitted for final approval show the material for the dumpster enclosure. It will be made of concrete blocks with a masonry veneer at the corners, and unspecified board siding on the side walls. City design policies generally call for masonry dumpster enclosures. Staff is comfortable with the board siding for the south, east, and west sides since they do not face the parking lot and it is very unlikely any vehicles will crash into them. However, the material should be specified, and it should match the siding on the building. Staff would also like the applicant to extend the masonry veneer along the enclosure wall on the north side (not including the door of the enclosure) to prevent deterioration.



Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of Final Site Plan and Architectural Review for Harvest Square with the following conditions:

- Provide a parking agreement showing sufficient additional spaces to meet city standards in an adjacent lot (either on the CVS property or Good Harvest Market lot).
- Update Landscape plan to screen the electrical transformer and any other ground level mechanical units.
- Update Lighting Plan to meet city standards for brightness, color temperature, and pole height.
- Add masonry veneer to the dumpster enclosure wall sections on the north side, facing the parking lot. Siding on the other sides of the enclosure should match building siding in color and material.
- Address all Engineering Department, Water Utility, and Fire Department comments.