



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

<b>Committee:</b> Plan Commission	<b>Date:</b> 3/28/2018
<b>Common Council Item Number:</b> PC18-0033	<b>Date:</b> 3/28/2018
<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> Kohl's, 2140 W. St. Paul Avenue – Final Site Plan & Architectural Review	

**Details:**  
 Kohl's is proposing modifications to its St. Paul Avenue store as part of their "right-sizing" program which seeks to downsize some of its retail locations. The proposal is to reconfigure the store and reduce the size by splitting off the west side of the store into a tenant space that will be leased to another retailer. It is our understanding this will be an Aldi grocery store. For now the exterior proposal would entail removal of the western entrance and storefront. The existing cream colored EIFS would be painted brown to match the brick and the storefront would be finished with square EIFS panels to match the existing square panels surrounding the storefront now.

The plans for the new tenant buildout are still being finalized but it is anticipated we will have conceptual Aldi elevations in time for the meeting so the Plan Commission can see what the final exterior will look like. It is anticipated they will be in front of the Plan Commission soon with their proposal for the façade as well as some minor site modifications. We would have preferred Kohl's wait until the Aldi plans were ready so we could just approve everything at one meeting however Kohl's does not want the Aldi plans to hold up their work so at this time they are requesting Plan Commission approval of this temporary façade change. The Commission should be aware this façade will just be temporary and Aldi will likely begin their façade changes late summer/early fall 2018.

**Options & Alternatives:**  
 The Commission could request that the exterior changes be held until we know what the final design will be.

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
 Staff recommends approval of the architectural changes to the property at 2140 W. St. Paul Avenue as approved. The Engineering Comments attached are not part of this proposal but will be part of the Aldi submittal for site plan changes and a small dock addition.



