



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 9/11/2019
<b>Common Council Item Number:</b> PC17-0070	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<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 <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Revision to approved Site Plan and Architectural Review for multi-tenant building located at 2730 N. Grandview Blvd.	

**Details:**  
 At the July 26, 2017 Plan Commission meeting, a Final Site Plan and Architectural Review was approved with conditions for this development. At that time, the approval noted the condition that the storefront glass along Silvernail Rd. be clear vision glass to ensure an active street edge.

During build out construction of the interior spaces, two storefronts were constructed that do not seem to meet the spirit of the conditions of approval, thus staff recommended that this be brought back to the Plan Commission for review. First, the western most unit, which is leased to Starbucks, has replaced some glass with a dark opaque glass along Silvernail. There is a wall behind that spandrel glass. Second, a center tenant, which is leased to Firehouse Subs, also constructed a wall just behind the storefront windows (which are clear glass). In this second instance, the clear glass is still in place and allows a view of the exposed a stud wall and insulation.

The applicant was asked to come back to Plan Commission to resolve the differences of what was approved and what was constructed.

The applicant has proposed three options:

- 1) Keep the black spandrel glass on the Starbucks unit. Replace the clear glass on Fire House Subs with black glass to match.
- 2) Replace the glass of both tenant spaces with light grey spandrel glass or frosted glass.
- 3) Replace the glass in Starbucks with clear glass and install blinds/shades behind the glass, but in front of the interior wall.

**Staff Recommendation:**  
 Staff recommends that the Plan Commission work with the applicant to resolve the current condition so that the spirit of the original condition of approval is met.

