



City of Waukesha
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Committee: Plan Commission	Date: 5/22/2024
Common Council Item Number: PC24-0528	Date: 5/22/2024
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Consultation – 2100 E. Moreland Blvd. – A proposal to build five townhouse-style apartment units on an underused parking lot.	

Details: The applicants are the owners of the Westtown Veterinary Clinic at 2100 E. Moreland Blvd., the former location of the Chancery Restaurant. The property has a large parking lot with over eighty spaces, which was well suited for restaurant use but is not needed for a veterinary clinic. Rather than leave the parking area to sit empty, the applicants would like to construct new housing on the west side of the parking lot, facing Ramona Road.

The development will consist of five townhouse-style apartment units, each of which will have three bedrooms and an area of 1,8000 square feet. Front entrances to the apartments will face Ramona Road, with rear entrances and garages facing to the east. Each unit will have a one car garage, with a parking space behind it.

Five additional spaces will be available for guest and overflow parking, in an island in the center of the parking lot area. The parking lot island will also include a small outdoor patio space for the residents, as well as landscaping. 14 parking spaces will remain for the veterinary clinic. The site plan submitted for this review shows a turnaround to connect the parking areas for the veterinary clinic and the apartments. However, the fire department does not need that turnaround for access, so it may be removed in future submissions, to provide a full landscape separation between the buildings.

The applicants currently plan to lease the units as apartments, and to keep the whole development, including the existing veterinary clinic, as one lot. They may consider subdividing the lot and selling the units as condominiums at some point in the future. Staff has noted that the plans, particularly for stormwater, should account for that possibility if there is any chance it will happen.

The buildings have a contemporary architectural style, with metal panels as the primary material on the front façade. Due to the interior layout of the units the front entrances will face to the side, onto small porches, rather than out toward the street. Staff feels that it will be important for the front of the building to provide an inviting look onto Ramona Road, to provide a good first impression both for this development in particular and for this type of development in general. Changes to improve the appearance of the Ramona Road elevation could include

increasing the size of the porch and adding railings, altering the interior layout to allow the front doors to face out, or altering the materials and colors of the façade.

Staff has also noted that the proposed interior layout of the apartment units does not leave much space for storage. Staff has asked the applicant to consider extending the garages to provide some extra storage area.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

The Plan Commission should not take any action on this item but should provide the applicant with feedback on the architecture of the building, overall appropriateness, and any other concerns.