



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/12/2018
Common Council Item Number: PC18-0114	Date: 9/12/2018
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: U-Haul, 925 Hwy. 164 – Final Site Plan & Architectural Review	

Details:
 The applicant has been in front of the Plan Commission several times in 2018 for the review of plans to add additional storage units to the property at 925 Hwy. 164. On June 13, 2018 they received a Conditional Use and Preliminary Site Plan approval but the Commission held off approval of any architectural plans. At the July 25th meeting the Commission approved the preliminary site plans.

While staff was concerned with the overhead garage doors north elevation since there is no driveway to access them, the Plan Commission approved the plans with the doors in place. The Commission also indicated a preference for the metal accent detail along the roofline, which the Final Architectural Plans include.

Staff had requested the installation of additional landscaping as a condition of the Preliminary Plan approval and the final landscape plans reflect the addition of landscaping along the perimeter of the building as well as at the northwest corner of the parking lot. They have also added new proposed landscaping to the existing landscape islands

Options & Alternatives:
 The Commission can add any additional requirements they feel necessary.

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



Staff Recommendation:

Staff recommends approval of the Final Site and Architectural plans for the new buildings at 925 STH 164, subject to:

1. All signage will require a separate application and approval.
2. Engineering Comments
3. Fire Department Comments
4. Water Utility Comments.