



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Plan Commission	Date: 7/26/2023
Common Council Item Number: PC23-0420	Date: Click here to enter a date.
Submitted By: Doug Koehler, City 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.
Subject: PC#23-0420, Final Site Plan & Architectural Review- Farm & Fleet, 2310 Kossow Road	

Details:

Blain's Farm & Fleet is proposing a 5,000 sq. ft. addition located at the store at 2310 Kossow Road. The property is zoned B-5, Community Business District. The addition will be added to the east end of the existing store and will provide Farm & Fleet with essential warehouse space that will help handle existing and future product flow. A new customer pick-up canopy will be added to the west side of the store. The applicant is proposing façade upgrades to the south side of the building which include: a new main entrance, service center overhead doors, and features along the south elevation to provide visual continuity.

The current Farm & Fleet store has been at this location for 44 years. The additions will improve the overall aesthetics of the building and will match the new corporate prototype design and identity. The applicant will be identifying a fire lane around the property to help a clear path for fire trucks maneuver around the building. Approximately 18 parking stalls will be removed along the east side of the building to build the addition, however, there are still over 400 remaining spaces for customers and staff. Additionally, eight landscaped islands will be added to the main parking lot to create a more visually appealing lot. Landscaping will also be added along the new addition on the east side of the building.

Options & Alternatives:
[Click here to enter text.](#)

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

Executive Recommendation:
Staff recommends approval of the Final Site Plan & Architectural Review for 2310 Kossow Road with the following conditions:

- All engineering, fire department and water utility comments to be addressed.
- All new signs will need to be applied for and approved before installation.

