



City of Waukesha
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Committee: Plan Commission	Date: 9/27/2023
Common Council Item Number: PC22-0410	Date: 9/27/2023
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.
Conditional Use Permit – 900 Silvernail Rd., Scenic Self Storage – A request from Scenic Self Storage to expand their business onto an adjacent parcel under their ownership in the B-5 Community Business District.	

Details: Scenic Self Storage occupies several properties between Silvernail Road and Interstate 94. The primary storage facility is on a large lot at 922 Silvernail Rd., and an adjacent property at 1008 Silvernail Rd. includes a parking lot for storing trucks, RV's, and other large vehicles. The main business office is located in a building at 900 Silvernail Rd., and a fourth lot includes an access road from Silvernail to the storage buildings. The applicant would like to build three new self-storage buildings on unused space adjacent to that access road.

Since the property is in a B-5 Community Business zoning district, a Conditional Use Permit is required for expansion of the self-storage business onto an adjacent lot. The applicant intends to allow access to the proposed facilities at all hours of the day or night, similar to the existing storage units. The facility has an on-site manager during regular business hours (9:00 AM to 4:00 PM Mon-Fri, plus 9:00 AM to 12:00 PM Saturdays) Parking is available in front of each storage unit and roughly fourteen additional spaces are available in front of the office building on the adjacent lot. The applicant believes these spaces will meet the facility's needs.

The proposed buildings will have an appearance very similar to the existing storage buildings at 922 Silvernail Road. On the facades facing Interstate 94 the applicant has proposed several wall signs. These would normally be permitted based on the lot width calculations in the sign ordinance, but the sign ordinance also notes that signs should avoid unnecessary repetition. Since the buildings on the adjacent lot have several identical signs advertising the same business, staff recommends that additional signs not be permitted on the new buildings.

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

Financial Remarks:
 No financial impact to the City.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit for expansion of Scenic Self Storage at 900 Silvernail Road onto new buildings on an adjacent lot with the following conditions:

- No additional wall signs will be permitted on the building facades facing Interstate 94.
- Engineering Department comments will be addressed.