



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/14/2018
Common Council Item Number: PC17-0111	Date: 2/14/2018
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 Moving & Storage of Les Paul Parkway, 925 STH164 – Preliminary Conditional Use and Site Plan and Architectural Review	

Details:
 U-Haul had received a conditional use permit for a self-storage facility inside of the former Jewel Osco building at 925 STH 164 in 2017. That conditional use permit limited the self-storage use to the inside of the existing building. The applicant is returning to the Plan Commission to request the conditional use permit be extended to allow for the construction of five (5) new self-storage buildings in front of the main building. The buildings are one story and will range in size from 2,700 square feet to 5,000 square feet.

Staff has been working with the applicant on the building designs and much progress has been made since the initial submittal, which essentially proposed a series of portable buildings. The latest proposal incorporates metal roofs that will match the green metal awnings on the main building and features a masonry belt course and brick finish on the west elevation of all buildings, the south elevation of the southern building, and the north elevation of the northern building. This is to make sure all of the most visible surfaces are finished with masonry. The rest of the elevations are proposed to be metal. The garage doors for the units will be orange.

Staff thinks the applicant has made great progress on this, however this is a very visible site and we think additional measures, including having all elevations be finished with masonry, and enlarged landscaping islands will make the project more attractive and match the quality materials found on the existing building. Staff would be comfortable approving the preliminary plans, with the understanding the applicant would come back with revised plans addressing these issues when they return for Final Approval.

Options & Alternatives:
 The Plan Commission can impose any conditions on the approval they feel are necessary given the high visibility of this site.

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



Staff Recommendation:

Staff recommends approval of the preliminary site and architectural plans and the conditional use for the five (5) new outdoor storage buildings, subject to the following:

1. The exterior finish of all facades should match the block and brick finish on the west elevations.
2. Consider using a more neutral color for the overhead doors.
3. Expand the landscape islands and submit a new landscape plan that will provide additional screening of the buildings.
4. Engineering Comments