

**CITY OF WAUKESHA****Administration**

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 11/9/2016
Common Council Item Number: PC16-0091	Date: Click here to enter a date.
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: Mad Rooster Restaurant, NW Barstow & Bank Street – REVISED Final Site Plan & Architectural Review	

Details:

This project was approved by Plan Commission on July 27, 2016. Since that time, the applicant has decided to scale back the addition to the building and modify the site plan based on an updated survey. The proposed addition to the front of the building has been eliminated in this version. The south side proposed addition remains as previously proposed and approved. The architecture of this revised submittal remains consistent with the approved plans. The site plan shows a new traffic flow pattern on the site and the elimination of a sidewalk along the north side of the building to accommodate a row of angled parking. This site plan also includes a row of parallel parking on the west side of the site that does not meet the 5' setback requirement and actually encroaches into the neighboring lot. This site plan also includes a large island in the south parking lot area. This island should include trees and additional landscape.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)

Staff Recommendation:

Staff recommend approval of the Final Site SPAR with final site plan layout to be worked out with staff to meet the setback requirements or show proof of cross access agreement to allow. In addition, the architectural plans should indicate how the rooftop mechanicals will be screened and the project should comply with all engineering, fire dept and water utility comments.

