



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Plan Commission	<b>Date:</b> 8/9/2017
<b>Common Council Item Number:</b> PC17-0074	<b>Date:</b> 8/9/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Pizza Ranch, 926 Fleetfoot Drive – Preliminary Site Plan &amp; Architectural Review</b>	

**Details:** The applicant is requesting approval of a new 5,792 square foot Pizza Rang Restaurant at 926 Fleetfoot Drive. The property is located just south of the Kwik Trip on Fleetfoot. The building is proposed to be finished primarily with LP Smartside, a wood composite material, and stone. There would be some faux barn door accents on the south elevation and a series of awnings on each of the elevations. There will also be a masonry dumpster enclosure. Staff has been working with the applicant for several weeks on design revisions to try and improve the architecture to be more in line with the other commercial buildings to the north, Kwik Trip and Waukesha State Bank. Each of these buildings is primarily finished with masonry, with some EIFS accents. While staff still would like to see more masonry, and the LP Smartside taking on more of an accent role, they have made significant improvements since the initial submittal so staff would like the Plan Commission to review the preliminary plans and offer additional input. Staff will go through all of the versions of the exterior elevations at the meeting.

In terms of the site plan, the building will be in the center of the lot and will be surrounded by double loaded parking around all sides. There are 100 parking stalls around the building, which seats 200 people. They have some bump-out landscape islands to break up the parking lot. Staff had asked for additional islands however in order to meet their target of 100 parking stalls, they would need to fill a small wetland pocket at the southwest corner of the property. Since it didn't make sense to fill a wetland just to add more parking to get additional landscape islands, staff instead asked them to enhance the landscaping throughout the site. We still would encourage them to try to add a couple of landscape islands with the current layout and sacrifice a few parking stalls. Should parking become an issue, there is on-street parking on both sides of Fleetfoot Drive to accommodate additional cars.

Staff also has some concerns about the pole sign for this property. We would like them to add a masonry base, similar to Waukesha State Bank and Kwik Trip or some sort of cladding around the pole and eliminating the white manually changed reader board with a digital version, similar to the adjacent signs.



**Options & Alternatives:**

The Plan Commission can add any design changes they feel necessary.

**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends approval of the preliminary site and architectural plans for Pizza Ranch, 926 Fleetfoot Drive, subject to the following conditions:

1. That the applicant continue to work with staff on the exterior elevations.
2. That the pole sign design be changed to incorporate a masonry base and a more substantial base than the single pole currently proposed.
3. The applicant consider removing four (4) parking spaces to accommodate landscape islands on the north and west sides of the parking lot.
4. Showing pavement markings across the drive lanes for the pedestrian connection to Fleetfoot Drive.
5. Engineering Comments
6. Water Utility Comments
7. Fire Department Comments