



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/27/2017
Common Council Item Number: PC17-0093	Date: 9/27/2017
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: Billy D's, 1313 Arcadia Avenue – Final Site Plan & Architectural Review	

Details:

The applicant is undertaking an interior and exterior renovation of their building. As part of the exterior renovation, they will be adding an ADA accessible ramp and moving the entrance door from the west side of the front façade to the east side of the front façade. They will also be adding landscape in planting beds along each side of the ramp and next to the front entrance door. Some arborvitae and blue junipers are also proposed along the east side of the parcel.

Changes to the front façade include moving the entrance door to the east side of the façade to accommodate the ramp, removal of the stone of the façade will be replaced with cream city brick, adding a cornice with picture frame details and goose neck lighting. The façade changes also include the addition of three faux windows that will be filled with brick of a contrasting color. The purpose of having bricked windows rather than vision glass is to intentionally make the building look like an older building that is being re-used. In addition, interior renovation included the addition of a pizza oven behind the bricked-in window furthest to the west on the façade, so that window could not be vision glass.

The business has used onsite dumpsters in the past, but has now entered into an agreement with the adjoining car wash business to share the dumpsters located on the car wash parcel. Neither the car wash or this business have dumpster enclosures.

Staff Recommendation:

Staff recommends approval of the final SPAR with the following changes: new windows on the front façade should be vision glass, and if in the future dumpsters on site are required, a dumpster enclosure must be constructed.

