



## CITY OF WAUKESHA

### Administration

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<b>Committee:</b> Plan Commission	<b>Date:</b> 11/14/2018
<b>Common Council Item Number:</b> PC18-0154	<b>Date:</b> 11/14/2018
<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>Starbucks, Les Paul Parkway – Final Site Plan &amp; Architectural Review</b>	

#### Details:

The applicant is returning from the October 24<sup>th</sup> meeting where the Plan Commission approved preliminary site and architectural plans for the construction of a 5,665 square foot multi-tenant building in one of the Woodman's outlots at Main Street & STH 164 (the vacant lot north of Culver's). At that meeting the Plan Commission was comfortable with the architecture but wanted the applicant to enhance the landscaping around the building and parking lot, as well as in front of utility boxes. They also wanted the applicant to explore making the entire parking lot angle parking since its one-way. The applicant has indicated they would prefer to keep the parking lot as is, which staff is comfortable with as long as there are appropriate traffic directional signs.

The building will contain a 2,200 square foot Starbucks Coffee Shop and 3,465 square feet for additional tenant(s). There are 43 parking stalls provided. The approved Planned Unit Development (PUD) requires 1 space per 1,000 square feet of retail sales and 1 space per 3 restaurant seats. That works out to 13.3 stalls for the Starbucks location and 14 stalls for the future retail, based on square feet (that number could increase if it's a restaurant tenant). They are providing 43 spaces, which exceeds the requirements of the PUD. The parking lot is a mix of angle and 90 degree parking. The dumpster enclosure will be at the southeast corner of the parking lot and finished with stone to match the building.

The exterior of the building is finished with stone with Smartside siding and has bronze awnings. The building does a good job having interesting four-sided architecture since it is very visible from all sides.

This project is in excess of \$250,000 and is therefore required to install public art or make a contribution to public art fund for a future public art project.

#### Options & Alternatives:

The Plan Commission can request any other changes as they deem appropriate.



**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends approval of the Final Site and Architectural Plans, subject to the following conditions:

1. Engineering Comments
2. Water Utility Comments
3. Fire Department Comments.
4. Installation of public art or contribution to public art fund in accordance with the City's Public Art policy.