

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

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Committee: Plan Commission	Date: 3/13/2019
Common Council Item Number: PC19-0018	Date: 3/13/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Planet Fitness – Preliminary Site Plan & Architectural Review	

Details:

This proposal is for a 20,730 sq. ft. Planet Fitness facility to be located in front of Woodman's at the corner of E. Main Street and Manhattan Drive. The site will have 250 parking spaces with the majority to the west of the building. The Engineering Dept. recommends the right-out egress from the east side of the parking lot be removed. Curbed landscape islands are proposed, but staff would suggest a tree be provided in each island along with the other low plantings. The landscaping plan should be further enhanced with additional plantings including the perimeter of the parking lot and the south foundation wall of the building. The architecture includes a decorative CMU knee wall with accent pilasters of the same material around the building. A brick façade wraps the entire building extending 13'4" high. The upper levels of the building will be clad with EIFS. The Northwest and Southeast corners will be accented with aluminum clad towers extending above the roof line. A mix of ground level and clearstory windows are used around all four elevations.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends preliminary approval for Planet Fitness with improved landscaping required for final approval.

