



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/13/2019
<b>Common Council Item Number:</b> PC19-0012	<b>Date:</b> 3/13/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Taco Bell, 2707 N. Grandview Blvd. – Preliminary Site Plan &amp; Architectural Review</b>	

**Details:** The applicant is seeking Preliminary Site Plan and Architectural Review for plans to demolish an existing office/daycare building at 2707 N. Grandview Blvd and build an new Taco Bell franchise in its place.

The new Taco Bell building will have an area of roughly 2,100 square feet. It will be located near the front of the lot, with a drive-thru lane wrapping around the front and with parking spaces in the rear. The on-site parking lot will have 18 regular and 2 handicap spaces. Additional parking to meet city minimums will be available on the adjacent lot to the north through a shared parking arrangement that will be finalized prior to final approval.

The property will have street access both through an access easement to Silvernail on the north and Meadow Ln. on the south, and via the existing driveway on the property to Grandview Blvd from the property to the north. At the request of both the County and City Engineering Departments the applicant has agreed to add a median to the driveway to make it right out only. The City Engineering Department has requested that the applicant also modify the medians of the turn lanes in Grandview Blvd to make a left turn exit through that driveway impossible. Staff has also asked the applicant to consider adding sidewalk from the new Taco Bell to the corner of Grandview and Silvernail to improve pedestrian access.

The plans show grey nichiha siding around the entirety of the new building. The rear section will be designed to look like masonry, and the front section will look like wood panelling. The northwest corner, facing Grandview Blvd, will include a rust colored panel tower feature. The applicant plans to save several existing trees at the rear of the site and remove several others. Several smaller evergreen trees will be planted, as well as smaller shrub bushes around the building and throughout the site. Staff has asked the applicant to add some masonry to the building exterior to bring it into line with the city's design guidelines. Staff has also asked the applicant to enhance the landscaping, particularly in the area adjacent to the drive-thru turnaround, to screen distracting headlight glare from Grandview Blvd.

The lighting plan will need to be modified to meet code requirements prior to final approval, and staff has noted that the current sign plan significantly exceeds the maximum allowable area for the site.



**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:** Staff recommends approval of Preliminary Site Plan and Architectural Review for the Taco Bell at 2707 N. Grandview Blvd with the following conditions:

- All Engineering Department, Fire Department, and Water Utility Comments will be addressed.
- The building exterior will include masonry or other similar features to add architectural detail prior to final approval.
- The landscape plan will be enhanced significantly, particularly the area along the front property line facing N Grandview Blvd.
- The applicant must provide a copy of an irrevocable easement or parking agreement allowing the use of at least thirty parking spaces on a neighboring lot no more than 400 feet from the building.
- The lighting plan will be modified to eliminate spillover of more than 0.5 footcandles at any property line.
- The sign plan must be approved separately, and the applicant will either need to modify it or apply for a sign variance.