



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/22/2019
Common Council Item Number: PC19-0037	Date: 5/22/2019
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: Taco Bell, 2707 N. Grandview Blvd– Final Site Plan & Architectural Review	

Details: The applicant is seeking Final Site Plan and Architectural Review approval for their plans to raze the existing office/daycare building at 2707 N. Grandview Blvd and build a 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. Access easements will allow Taco Bell customers and staff to use the driveways on the adjacent properties to get to Silvernail Rd. on the north, Woodburn Road on the south, and Grandview Blvd immediately to the north of the site.

The building façade has been upgraded significantly since Preliminary review. The Plan Commission at that meeting suggested that the building be moved back so an outdoor seating area could be added. The applicant did not want to do that, since it would require them to remove several on-site parking spaces. Instead, they've added small metal awnings at each of the windows and masonry siding throughout the building, which was previously entirely sided with composite Nichiha materials. The tower structure at the northeast corner of the building will remain as it was previously. The plans also now show some improvements to the landscaping. These upgrades represent a significant improvement over previous plans, but staff would like the applicant to add screening for a rooftop mechanical system that is not entirely covered by parapet wall, and to change the plant species in the landscape plan to improve screening in the drive-thru turnaround at the front of the building and the walk-in cooler structure at the rear.

The Engineering Department included a note in it's preliminary review comments requiring that sidewalk be added in front of the property, but there was some confusion as to whether that would be a requirement for Final approval so the applicant did not add it into the final plans. Planning and Engineering Department staff have determined in the meantime that this stretch of Grandview Blvd. will either be rated as a Medium or High priority in the city's sidewalk plan, which would mean at a minimum sidewalk will be required as part of any development. The



applicant has been asked to provide updated plans that show the location of the sidewalk. They have indicated that they are willing to do so, but have not been able to submit the revisions yet.

At Preliminary review the Plan Commission required the access at the Grandview Blvd. driveway to be modified to make it right-in, right-out only, but the applicant has not done so at this time. Since Grandview is a county highway the Waukesha County Public Works Department ultimately has the authority to overrule the city if it believes the access should remain as it is shown in the plans, and the applicant anticipates the County will do so. In the event that that does happen the Engineering Department would like the city to be on record opposing the access as it is shown and preferring an alternative that will better accommodate the traffic impact from this development.

The applicant modified the murals that were shown in the previous plans so they can be classified by the code as building colors rather than additional advertising, but the remaining signs shown in the plans will still exceed the maximum allowable sign area for the property. The applicant has not chosen to apply for a sign variance, so the signs will need to be modified further before staff can approve a sign permit.

The applicant has not provided documentation of the shared parking agreement with the adjacent property. They will have to do before a building permit can be issued. The lighting plan for the site has been updated to meet the city's lighting standards.

Options & Alternatives: In the event that the Waukesha County Public Works Department indicates that it will not allow right-in, right-out only access for the Grandview Blvd. driveway the Plan Commission may choose to approve the plans with staff comments and conditions.

Financial Remarks:

Staff Recommendation:

Staff recommends that the Plan Commission deny the application for Final Site Plan and Architectural Review for 2707 N. Grandview Blvd. due to the applicant's failure to address the Engineering Department requirement that the Grandview Blvd. driveway be modified to allow right-in, right-out access only.