



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 9/24/2025
ID Number: PC25-0151	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Minor Site Plan and Architectural Review – 2454 N. Grandview Blvd., Cue Club – A request to approve plans for the placement of a patio, and the expansion of a window to a door along the south side of the building located in the B-5 Community Business District	

Issue Before the Council: Proposed restaurant patio addition.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied the proposal will not be able to go forward.
Additional Details: The applicant would like to add a small patio to the front of the Cue Club bar and restaurant. The patio will have an area of approximately 660 square feet. It will be enclosed by an eight foot tall grey composite fence. The fence will have horizontal slats and will allow for some transparency. A similar fence with a height of four feet will extend along the rest of the front of the building. The applicant plans to add a small landscape bed around the exterior of the patio to separate it from the parking lot. The Plan Commission reviewed and approved an almost identical plan in 2021. However, the work was not completed at the time, and Site Plan and Architectural Review approvals expire after two years. The patio in the previously approved plans was to be raised slightly above grade to match the interior grade of the building. The current plans include a slab at grade for the patio.



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

The proposal will allow the applicant to add a patio amenity to the Cue Club restaurant.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of a Minor Site Plan and Architectural Review for the proposed Cue Club patio at 2454 N. Grandview Blvd. with the following conditions:

- Engineering Department comments to be addressed.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for the proposed Cue Club patio at 2454 N. Grandview Blvd. with all staff comments to be addressed."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature