



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: 3/25/2026
ID Number: PC26-0029	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Minor Site Plan and Architectural Review –1317 Arcadian Avenue, John	

Issue Before the Council: Proposal to build a small storage shed.
Options & Alternatives: The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.
<p>Additional Details: 1317 Arcadian Ave. is the site of John’s Root Beer Drive In. The existing building has an area of approximately 500 square feet. To increase storage space, the applicants would like to add a small shed in the rear of the parking lot.</p> <p>The shed will be a standard Tuff Shed design with tan colored vinyl siding. Its total area will be 80 square feet with a height of just over six feet. It will have a wood floor, so there will be no need to pour new concrete. It will be anchored to the parking lot.</p> <p>A sanitary sewer easement extends along the rear of the property. It includes the entirety of the grass seating area and a small portion of the parking lot. The shed will be located near the existing dumpsters, just outside of the easement. It is the responsibility of the applicant to verify the boundary of the easement and confirm that the shed will not be inside it.</p>



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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?

This proposal will allow a longstanding City business to increase its storage space and improve operations.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the proposed storage shed at 1317 Arcadian Ave. with the following conditions:

- The shed will be located outside the sanitary sewer easement.
- The applicant will apply for and receive the required Shed Permit before installation.

Recommended Motion: "I move to approve the proposed Minor Site Plan and Architectural Review for 1317 Arcadian Ave. with staff comments to be addressed. "

Reviewed By:

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