

To: Planning and Zoning Commissioners

From: Melissa DeBoer, AICP – Planning Coordinator

Date: July 3, 2025

Re: Lot 2, Waukeee Towne Center Plat 2 – Revised Building Elevations

Attach: Proposed Revised Building Elevations

BACKGROUND

Multiple site plans have been approved for Lot 2, Waukeee Towne Center Plat 2. The first one was approved by City Council on April 3, 2023 and another one was approved by City Council on July 1, 2024. Since July 1, 2024, the plans have been modified slightly based on potential future tenants. The most recently approved site plan was approved administratively as there were only minor changes to the last site plan that was approved by City Council. That plan was approved on May 12, 2025. The developer is now requesting approval of revised building elevations.

PROPOSED PLAN

The original building elevations were to be primarily constructed of brick, composite cladding panels, concrete masonry unit, and glazing. The revised elevations are proposed to be constructed mostly of brick, composite panels, concrete masonry unit, EIFS, precast concrete wall panels, stone, and storefront system.

STAFF RECOMMENDATION

At this time, staff would recommend approval of the revised building elevations for the site plan for Lot 2, Waukeee Towne Center Plat 2.