



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 8/25/2021
Item Number: PC21-0082	Date: 8/25/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Final Site Plan and Architectural Review, Waukesha Iron and Metal, 1407E. Main Street – Proposed 6,300 sq. ft. addition to the industrial building at 1407 E. Main Street.	

Details: The applicant would like to build a new 6,000 square foot addition onto an existing building at the Waukesha Iron and Metal facility on Main St. The facility currently has a number of similar storage buildings located in the area adjacent to the street, with an outdoor scrap yard and metal recycling operation in the rear. The whole facility is screened from Main St. by a white vinyl fence.

The new addition will be used for storage of large tractor trailer trucks, to keep them out of the elements. It will have white metal siding with a red horizontal stripe, similar to other buildings on the property. Two large overhead doors will be located on the south side of the building, facing into the lot. The other elevations, facing the street, will have large faux windows with black glass. Staff suggested that the windows should have real glass, to increase transparency. The applicant would like them to remain black to be consistent with neighboring buildings.

The building will be set back approximately 12 feet from the Main St. property boundary at its closest point. The minimum street yard setback in the M-2 district is 25 feet, but the Board of Zoning Appeals approved a variance in 2016 to allow the reduced setback.

Both the vinyl fence and several nearby trees will be removed as part of construction. The fence will be replaced once the work is complete, and the applicant plans to add several new trees in place of the old ones. The trees may need to be planted in a different location to avoid conflicting with a buried power line.

Portions of the site are paved, other portions are gravel, and some others have dirt surfaces and landscaping. Due to the site's heavy industrial use and truck traffic it is often unclear where each surface begins and ends. The applicants would like to leave the lot surface intact as it is now. Staff has requested that the plans be updated to identify the surfaces in the immediate vicinity around the building.

Options & Alternatives:



Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for the new addition at Waukesha Iron and Metal with the following conditions:

- If the Plan Commission feels it is appropriate, it may require the new windows to have real, clear glass rather than faux glass.
- If the new trees need to be relocated the new location will be approved by staff and will maximize screening from Main St.
- Prior to issuance of Building Permits, the applicant should provide plans showing the extent of paved and unpaved area in the immediate vicinity of the new building.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.