



City of Waukesha
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Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: ID# PC22-0291	Date: 9/28/2022
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Final Site Plan & Architectural Review- 1900 E. North Street, Wildeck- Proposed site changes including removal of several buildings, a 40,000 S.F. 3-story office addition to an existing building, along with construction of a new parking area to serve the office addition	

Details:

The applicant is looking to construct a new office addition and parking area to their existing site. The property is zoned M-2, General Manufacturing District. The parcel is approximately 13.88 acres. Wildeck is looking to demolish some of the existing buildings on the site. The office addition will be located on the east side of the existing South manufacturing building. With the new three-story addition and existing buildings, the structure will be approximately 40,000 sq. ft. Wildeck is a manufacturer of industrial steel work platforms, vertical lifts, rideable material lifts, safety guarding products, mezzanine safety gates, and industrial ladders.

The exterior will include utility sized brick veneer, metal paneling, and storefront windows. The existing buildings on the site will be painted to compliment the new addition. The existing high voltage substation will be demolished and replaced with a new exterior patio and landscaping. The applicant will be building a new parking lot to the east of the new office addition. 162 new parking stalls will be added, which will meet city code. Landscaping and site lighting will be installed to meet all zoning requirements. The existing north driveway is 51.12' at the roadway and exceeds the 50' maximum per code. The applicant is requesting an exception by the Plan Commission as part of final approval.

Due to drastic grade changes on the site, roof top screening will not be required. Retaining walls will be added throughout the site due to grade changes. In accordance with Wisconsin building codes, railings are required at retaining walls. The total area of site disturbance will be approximately 2.72 acres.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)

Executive Recommendation:

Staff recommends approval for the Final Site Plan & Architectural Review for 1900 E. North Street with the following conditions:

- All engineering, fire department and water utility comments to be addressed
- All new signs will need to be applied for and obtained before installation
- Railings may be required on retaining walls throughout site