



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

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 3/25/2026
<b>ID Number:</b> PC#26-0021	<b>Ordinance/Resolution Number (if applicable):</b>
<b>Department Submitting:</b> Community Development	<b>Council Meeting Date:</b>
<b>Agenda Item Title:</b> Final Site Plan & Architectural Review, 2101 Delafield Street, Lifeway – a request to approve final plans for a new 47,000 sq. ft. addition at the rear of the industrial building to support new packaging lines for the current and future needs of the Lifeway foods site located in the M-2 General Manufacturing District.	

<b>Issue Before the Council:</b> A request to approve final plans for a 47,000 sq. ft. expansion to the northeast end of the current industrial building located along the Northview Road side of the building.
<b>Options &amp; Alternatives:</b> 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
<b>Additional Details:</b> The applicant is looking to expand the current facility for new packaging lines to support the current and future needs of the Lifeway Foods site. The addition will be clad in vertical metal siding to match the existing building materials in this portion of the site. There are no windows proposed on the addition due to the dairy product packaging and storage in this portion of the facility. The building addition will be set back approximately 225 feet from Northview road. A series of new tree planting will be installed in the greenspace along Northview Road to soften the view to the industrial facility. Along with the addition to the building, the sidewalk will be installed along Northview road completing the missing segment from the neighboring property to the east over to the existing sidewalk near the Delafield Street intersection.



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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?**

**Financial Remarks:**

No Direct financial impact on the City

**Executive Recommendation:**

Staff recommends approval of Final Site Plan & Architectural Review for 2101 Delafield Street, Lifeway Foods addition, with the following conditions:

- All City Departments comments and concerns are to be addressed.
- An engineering concurrence letter must be obtained before building permits may be issued.

**Suggested Motion:**

I move to approve the proposed 47,000 sq. ft. addition to the industrial building at 2101 Delafield Street with City Dept. comments and concerns to be addressed.

**Reviewed By:**

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed