



City of Waukesha
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Committee: Plan Commission	Date: 4/26/2023
Common Council Item Number: PC23-0389	Date: 4/26/2023
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 - Executive Place - Sky High Marketing – Proposed new 38,960 sq. ft. building for office, warehouse, and production space, with potential for future expansion, to be located on a 11.8-acre parcel at the south end of Executive Place.	

Details:
Sky High Marketing is proposing a new facility to accommodate their growing business. The new building will include office space, production space, and warehousing. The construction of the building will be with concrete panels. The painted panels will include horizontal reveals around the entire building, with the mid level reveal painted a high contrast blue to add to the visual interest. A generous amount of windows are included around all four elevations, with the front entrance and office area having two stories of glass with the entrance and surrounding area to be clad with a metal wall panels in a horizontal fashion. A second floor balocony will be provided from the office space on the west elevation overlooking the proposed patio space. Shipping and receiving activites will take place on the east side of the building facing the railroad tracks. The 38,960 sq. ft. building will be placed on an 11.8 acre parcel with room for future expansion to the south. A parking lot extends across the front of the building with an area for future parking identified, should it be needed in the future. The landscape plan includes numerous trees distributed around the site, with foundation planting along the front of the building and surrounding the patio area. Staff suggests a buffer planting be included along the north side of the parking lot, using shrubs, grasses, or similar plantings to help soften the view of the parking lot from the street.

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

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

Executive Recommendation:
Staff recommends final approval of the Site Plan and Architectural Review for the new Sky High Marketing facility with all City staff comments and concerns are to be addressed.

