



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
[www.ci.waukesha.wi.us](http://www.ci.waukesha.wi.us)

<b>Committee:</b> Plan Commission	<b>Date:</b> 9/13/2017
<b>Common Council Item Number:</b> PC17-0067	<b>Date:</b> 9/13/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Beaudry Services, Inc., 1422 Pearl Street – Final Site Plan &amp; Architectural Review</b>	

**Details:**  
 At the July 26, 2017 meeting the Plan Commission approved Final Site & Architectural plans for a new facility for Beaudry Services. The new site will be used as a contractor's office, shop and yard. The proposal consists of one 9,600 square foot building for the shop, garage, and offices and a 7,600 square foot 3-sided building for storage. Since that meeting the applicant has done some soil testing on the site and determined the shop building could no longer be located at the east side of the property. They are returning to the Commission for a revision to their site plan that would move the shop building to the west (where the 3-sided storage building was proposed) and move the storage building to the east. The storage building will also be oriented north-south, as opposed to the east-west configuration on the old plans. Since the open side of the building could be partially visible from eastbound traffic on Pearl Street, they are proposing additional landscaping on the berms at the front of the property to aid with screening.

**Options & Alternatives:**  
 The Plan Commission could request additional architectural, site, or landscape improvements.

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

**Staff Recommendation:**  
 Staff recommends approval of the preliminary site and architectural plans, subject to the following conditions:  
 1. Engineering Comments  
 2. Utility Comments  
 3. Fire Department Comments.

