



CITY OF WAUKESHA

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3700 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Plan Commission	Date: 8/25/2021
Item Number: PC21-0076	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, Walbec, 2005 Pewaukee Road – Proposed site plan and architectural changes to accommodate a new business at this property.	

Details:

The applicant is looking to renovate and improve the existing property located at 2005 Pewaukee Road. The property is zoned M-2, General Manufacturing District. Payne & Dolan is looking to renovate the existing building, including a new office space and warehouse. The applicant will be using the existing footprint of the current building, with no expansion to the building being considered. A new outdoor pavilion will be added on the west side of the building. The intent of the project is to provide a "facelift" to the property and improving the site.

The applicant will be upgrading the exterior of the property by providing ADA compliance with new parking spaces and a new accessibility route to the building. New landscaping will be provided, along with asphalt renovation and reconstruction is planned to improve drainage. The project is expected to be done in three phases. The applicant will also be adding a new monument sign on the site, which will meet sign setback requirements, per city code.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends the approval for the Final Site Plan & Architectural Review for 2005 Pewaukee Rd, with the following conditions:

- All engineering and water utility comments to be addressed
- The monument sign will be placed 15' from the property line, per city code



