



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/23/2018
Common Council Item Number: PC18-0054	Date: 5/23/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Soft Water, Corporate Drive – Final Site Plan & Architectural Review	

Details:
 The proposal is for a new 21,150 sq.ft. building in the Waukesha Corporate Center at Corporate Drive and Venture Court on approximately 3 acres of land. The building will include space for offices, a showroom, and warehouse. The office portion of the building will be a mix of several styles of CMUs and EIFS while the warehouse façade will use insulated metal panels. There will be a loading dock and overhead doors on the south elevation. The site will have 48 parking spaces, with a generous landscaping plan around the perimeter of the parking lot and heavy foundation plantings around the office area of the building. As requested by the Plan Commission there is now a landscape buffer around the entire building and between the parking spaces and the building with additional plantings included along the north elevation. Elevations now include clearstory windows along all elevations with a pair of vertical floor to ceiling accents windows added to the north elevation. The east elevation now includes varying colors and textures to match the other elevations as well.

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

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

Staff Recommendation:
 Staff recommends final approval of the plans, with all Engineering Dept. comments and concerns are to be addressed.

