



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

<b>Committee:</b> Plan Commission	<b>Date:</b> 4/24/2024
<b>Common Council Item Number:</b> PC24-0518	<b>Date:</b> 4/24/2024
<b>Submitted By:</b> Doug Koehler, City Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> PC#24-0518- Final Site Plan & Architectural Review- 1409 E St. Paul Avenue, MetalTek- A request to approve plans for a new executive office center on the north end of the MetalTek property at 1409 E St. Paul Avenue	

#### Details:

The applicant is proposing a new Executive Office Center for MetalTek at the corner of W. Moreland Blvd and E. St. Paul Avenue. The property is zoned M-2, General Manufacturing District. The new 8,057 sq. ft. building will create a new executive building with offices and conference rooms. The building will house approximately 15-20 employees and will serve as the new board room for the company. Based on city code approximately 50 parking spaces would need to be provided for the development, however, MetalTek is proposing 29 parking spaces to limit the amount of access parking and add landscaping to the site.

The proposed building will have a blend of historic, traditional masonry with a modern structure that symbolizes MetalTek's industry leading innovation and celebrates Waukesha's history. At the rear of the site, MetalTek will be replacing the existing timber retaining wall with the addition of a new keyed-concrete block retaining wall. A new 4' tall aluminum channel fence will be added at the top of the retaining wall to protect pedestrians from the grade changes. The fence will match similar fences at the south end of the MetalTek property. Landscaping will be provided around the building, on parking lot islands, and around the sign located on the north end of the property.

#### Options & Alternatives:

[Click here to enter text.](#)

#### Financial Remarks:

[Click here to enter text.](#)

#### Executive Recommendation:

Staff recommends approval of the Final Site Plan & Architectural Review for 1409 E St. Paul Avenue with the following conditions:

- All engineering, fire department, water utility, and parks comments to be addressed.
- All signs must be applied for and permitted per city code.

