



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/23/2015
Common Council Item Number: PC15-0226	Date: 9/1/2015
Submitted By: Rich Abbott, Finance Director	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: Metal-Era, 1600 Airport Road – Final Site Plan & Architectural Review	

Details:
 Metal Era is requesting approval of Phase I of what will ultimately be a three-phase construction project. Phase 1 entails the addition of 104 new parking stalls across the property and the addition of an overhead door on the south elevation of the western building. There will also be a new driveway at the west side of the parking lot to Aviation Drive. Stormwater management ponds and underground storage will also be constructed with this phase.

There are currently 70 stalls between the two buildings. The expanded parking takes into account the future expansion of the western building, which includes 36,000 square feet of warehouse and manufacturing space in Phase II and 31,773 square feet of warehouse and manufacturing space in Phase III. The new parking lot will include the required 5% interior landscape islands.

The applicant received approval of a certified survey map combining these properties this spring, however they still need to get the signed map back to the City for review and signatures prior to recording.

Options & Alternatives:
 The Plan Commission could deny the proposed changes.

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

Executive Recommendation:
 Staff recommends approval of the Final Site and Architectural plans for Metal Era at 1600 & 1700 Airport Road subject to Engineering and Water Utility Comments

