

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 4/25/2018
Common Council Item Number: PC18-0045	Date: 4/25/2018
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, Inc., Corporate Drive – Preliminary 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. Staff suggests a larger offset, several feet, be used on the north elevation wall to break up the long wall plane and meet the Commissions architectural guidelines.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

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Staff Recommendation:

Staff recommends preliminary approval of the plans, with all Engineering Dept. comments and concerns are to be addressed, and the north elevation altered to meet the design guidelines.

