



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

Committee: Plan Commission	Date: 1/22/2025
Common Council Item Number: PC24-0647	Date: 1/22/2025
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Consultation – 2132 S. West Ave. – Bliffert Lumber and Hardware – A request to approve final site plan and architectural review for a 10,200 sq. ft. addition to the existing warehouse at 2132 S. West Ave.	

Details: Bliffert Lumber has purchased the property at 2132 S. West Ave for use as a warehouse. The existing building has an area of 7,500 square feet. They would like to add additional warehouse space onto the rear with an area of approximately 10,200 square feet. The addition will expand the building out to the side and rear setback lines, maximizing Bliffert's storage space on the lot. The space the addition will occupy is currently a gravel storage lot, which Bliffert does not use. An existing concrete parking lot will be unchanged aside from the addition of six striped parking spaces and a recessed loading dock area for the addition.

The main warehouse addition will have a height of 27 feet and a flat roof. It will connect with the existing building via a smaller section with a sixteen foot height, matching the wall height of the existing building. Siding will be tan colored standing seam metal panels to match the existing building. Staff has requested that the applicant add clerestory windows or another accent to the addition, since it will be prominently visible. The applicant provided an updated plan showing windows matching the ones on the existing building, added to the east elevation only. Staff would like them to continue around at least the north elevation as well.

Due to the addition, the applicants will need to add a fire sprinkler system to the whole building. This will require a new water service to the main in the street. The location of the water service will most likely result in removal of an existing tree on the front lawn. Staff has requested that the applicant provide an updated landscape plan showing replacement of the tree. They have provided one showing two new evergreen trees along with some foundation plantings in the front of the building.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for the Bliffert Warehouse at 2132 S. West Ave. with the following conditions:

- Clerestory windows must extend around the east and north elevations of the addition, rather than just the east.
- All Engineering Department and Fire Department comments will be addressed.