



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/24/2024
<b>Common Council Item Number:</b> PC24-0554	<b>Date:</b> 7/24/2024
<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#24-0554- Final Site Plan & Architectural Review- 905 E St. Paul Avenue, MetalTek- A request to approve plans to remove an older building within the manufacturing campus and replace it with a new 3,570 sq. ft. product testing building.	

**Details:**

The applicant is looking to demolish an existing two-story building at 905 E St. Paul Avenue and replace it with a new 3,570 sq. ft. single story building. The property is zoned M-2, General Manufacturing District. The building will consist of a pre-engineered metal building that will have a concrete x-ray vault occupying approximately a quarter of the building area. The rest of the building will consist of white painted EIFs over a concrete wall and will have a new standing seam metal roof. The building will be painted to match existing buildings which surround the new one. The vault portion of the building will consist of reinforced, cast-in-place concrete walls.

The new building will have an office, production area, and operator spaces inside. It will also house a 20-ton overhead crane. The building will also be home to non-destructive testing operations. The equipment utilized is regulated by Homeland Security which requires strict controls to building access and all points of entry. Due to these requirements, the applicant is intentionally keeping the exterior design a simple metal structure to match the adjacent buildings.

**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 905 E St. Paul Avenue with the following conditions:

- All engineering, fire department, and water utility comments to be addressed