



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

<b>Committee:</b> Plan Commission	<b>Date:</b> 1/22/2025
<b>Common Council Item Number:</b> PC24-0644	<b>Date:</b> 1/22/2025
<b>Submitted By:</b> Doug Koehler, Principal 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>Minor Site Plan &amp; Architectural Review - 1830 S. West Avenue, WECWaukesha Service Center, A request from WEC Energy Group to approve improvements to the Waukesha Service Center including partial elevation updates to the south and east elevations at 1830 S West Avenue in the M-2 General Manufacturing District.</b>	

**Details:** WE Energies is proposing improvements to the office area of the Waukesha service center at 1830 S. West Avenue. While much of the work will be interior renovations, updates will be made to the south and east exterior facades. Landscaping along the east façade will be updated, and a section between the two entrances will be converted to a fenced in outdoor patio space which will be adjacent to the interior work café space. The exterior will be refurbished with a mix of metal panels, fiber cement panels, concrete veneer, along with new windows and doors. The landscaping along the east façade, front of building, will be redone with new planting between the building and parking lot. A landscape bond is required. The new patio space to be added will be enclosed with a black aluminum channel fence system.

There is no sidewalk currently in front of this property, sidewalk exists directly south of the site along the Walmart frontage on West Avenue, and further north on West Avenue north of Baird Street. Per the sidewalk plan, Staff is recommending sidewalk be installed with this project as it is identified as High Priority in the sidewalk plan.

#### **Options & Alternatives:**

[Click here to enter text.](#)

#### **Financial Remarks:**

[Click here to enter text.](#)

#### **Staff Recommendation:**

Staff recommend approval of Minor Site Plan and Architectural Review for the WE Energies Waukesha Service Center at 1830 S West Avenue. with the following conditions:

- All City Department comments and concerns are to be addressed, including the installation of sidewalk along West Avenue across the property frontage.