



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/28/2025
<b>Common Council Item Number:</b> PC25-0033	<b>Date:</b> 3/28/2025
<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>Final Site Plan and Architectural Review – Corporate Dr, Lot 3 of CSM No. 10428, WAKC1382005007 – A request from Briohn Builders to approve final site plan and architectural review for a 117,000 sq. ft. industrial facility in the Waukesha Corporate Center, in the M-3 Limited Business and Industrial Park District.</b>	

**Details:** The applicant would like to build a large new commercial printing facility in the Waukesha Corporate Center. The tenant for the property will be a local printing company, which will be relocating from its existing facilities.

The proposed building will have a total area of 117,000 square feet. It will include offices and a digital printing space, but the majority of the building will be warehousing and production space. Employee parking will be in a lot on the north side of the building, and two loading docks will be located on the south side. The building is designed with the potential for an addition on the west side, which would cover almost the entire remainder of the lot. Stormwater management for the Corporate Center is managed collectively through several regional stormwater ponds. Stormwater for the proposed building and its parking areas can be managed by the regional facility, but the potential addition would require some additional on-site facilities.

Siding for the proposed building will be primarily precast concrete panels, colored white, grey, and black. The walls will have vertical and horizontal reveals, as well as color changes, to break them up and add architectural interest. The north elevation will include large, regularly spaced windows throughout the office area. The east and west elevations also include significant detail and large window. The south elevation, where the loading docks are located, has the least detail but still will have several clerestory windows.

The applicants plan to add landscape beds along the east side of the building, facing Corporate Drive, and along the north side of the building, facing the employee parking lot. They will also plant shade trees in the parking lot's landscape islands. Center Road runs along the west side of the property, at the top of a slope. A line of existing vegetation provides screening along Center Road. The existing vegetation will be maintained, with the exception of several invasive species trees. The applicants will plant no-mow grass on the slope, and a regular lawn in the expansion area on to the west of the building.

The building will have thirteen rooftop HVAC units. The applicants have provided exhibits indicating that the rooftop parapets will screen them from view from ground level, both at Corporate Drive and at Center Road. However, the houses on the opposite side of Center Road are at a higher elevation than the sidewalk on the east side of the street, and several of them have second story windows facing the development, so staff feels that the

HVAC units will most likely still be visible and rooftop screening units should be included for them. All of the other buildings in the Corporate Center with rooftop mechanicals have screening.

**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 proposed industrial building on Corporate Drive with the following conditions:

- Applicant will provide individual screening for rooftop mechanical units, to be approved by staff prior to issuance of building permits.
- All Engineering Department and Water Utility comments will be addressed. The Engineering Department will issue a concurrence letter certifying that comments have been addressed prior to application for Building Permits.