



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/9/2015
Common Council Item Number: PC16 -0008	Date: Click here to enter a date.
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: Medico-Mart, Inc., 2323 Corporate Drive – Final Site Plan & Architectural Review	

Details:
 Medico Mart is proposing an addition on to the west side of their existing facility located at 2323 Corporate Drive. Medico Mart currently owns and occupies the existing building but does not need all of the space it did when the building was constructed. The plan is for Medico Mart to move into the new addition and lease the larger existing area of the building to another tenant.

The addition is 3,772 square feet and will feature split face CMU block to match the existing as well as smooth CMU half course banding as an accent. They also have some larger windows on the west and north elevation. The north elevation will also have two overhead doors and a prefinished metal overhang, which will match other metal accent materials on the existing building. Staff has requested additional landscaping, which the applicant has agreed to do. It is anticipated we will have the updated landscaping plans by the meeting date.

Options & Alternatives:
 The addition meets all of the setback and lot coverage requirements of the M-3 zoning district. The Commission could require additional architectural enhancements if it felt it was necessary.

Financial Remarks:
[Click here to enter text.](#)

Staff Recommendation:
 Staff recommends approval of the Final site, architectural, and landscape plans, subject to the following conditions.

1. Adding more landscaping along the sides of the new addition.
2. Engineering Comments
3. Fire Department Comments
4. Water Utility Comments.

