



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

Committee: Plan Commission	Date: 1/25/2023
Common Council Item Number: PC22-0348.	Date: 1/25/2023
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.
Subject: Minor Site Plan & Architectural Review – 1410 Ellis St. – Request to approve plans for a 1,850 sq. ft. addition to the rear of the industrial building at 1410 Ellis St.	

Details: 1410 Ellis St. is a small-scale industrial property with a one-story building at the street, and with parking and outside storage down a slope in the rear. The applicants would like to remove an existing one-story lower level addition which has an area of approximately 500 square feet and replace it with a new 1,800 square foot addition, which will allow additional space for the business operations.

The addition will have concrete block structure and a steel roof, and it will have vertical metal siding panels to match the rest of the building. It will be designed to fit in as seamlessly as possible with the remainder of the existing building. Since it is in the rear of the building and is at a lower level, it will have little or no visibility from the street.

This project will not involve any new landscaping or other changes to the front of the site. However, the applicants do plan to expand the concrete and asphalt surfaces in the rear parking area. Since the expansion will be more than 3,000 square feet an erosion control permit will be required. The new pavement will extend to the lot line rather than being set back five feet. The Plan Commission can grant an exception to that setback requirement, and it appears that 1410 Ellis St. and the neighboring property at 1400 Ellis St. have some level of cooperation in their use of the rear lots on both properties. However, staff has requested that the applicant provide a statement from the neighboring property owner that they are not opposed to the proposed pavement location. Gravel surfaces within the rear lot will be replaced with a dustless surface.

An Early Start permit was issued for this project on December 29th, 2022 to allow the applicants to get the footings and foundations poured while the ground was not fully frozen. The applicants fully understand that this was at their own risk and they will be responsible for making any alterations the Plan Commission might require at their own expense.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for a new carwash facility at 300 W. Sunset Drive with the following conditions:

- New exterior lighting will have a color temperature not to exceed 4000k.
- Prior to issuance of Building Permits provide a written statement from the owner of 1400 Ellis St. confirming that they do not object to paved area extending to the lot line.
- Engineering Department comments will be addressed. An erosion control permit will be required.