



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/22/2021
Item Number: PC21-0095	Date: 9/22/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Final Site Plan and Architectural Review - Best Buy Office and Warehouse, 1822 Dolphin Dr - Addition of loading docks openings and overhead doors.	

Details:
The applicant is requesting site, landscape, and architectural plan approval for the addition of seven (7) overhead loading dock openings and a new parking lot and drive aisles at the Best Buy Office and Warehouse building located at 1822 Dolphin Drive. The plan includes adding a drive lane and about 35 parking stalls on the west side of the existing building. This will allow for more employee parking and a full truck route around the building to access the new loading dock doors. The property currently does not appear to have enough parking to accommodate all of the employees working at the building. New stormwater facilities will be added west of the new parking area to accommodate the large amount of impervious surface being added.

The seven new loading dock doors will be added to the rear (north elevation) of the building and are not visible from Dolphin Drive or Marlin Court. There is a significant amount of existing trees and other vegetation screening this facility from the Hillcrest Park Apartments to the north. There are existing trees on the site but the applicant plans to supplement those with additional site landscaping along Dolphin Drive.

Options & Alternatives: The Plan Commission can make any changes to the Project Plan they feel are necessary.

Financial Remarks:



Staff Recommendation:

Staff recommends approval of the Final Site, Landscaping, and Architectural plans for the Best Buy Office and Warehouse loading dock and parking lot addition, subject to the following conditions:

1. The parking lot "islands" identified on the plans shall be converted to landscape islands.
2. All Engineering comments