



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

Committee: Plan Commission	Date: 3/28/2025
Common Council Item Number: PC25-0032	Date: 3/28/2025
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.
Final Site Plan and Architectural Review – Chapman Road, Waukesha Water Utility Operations Center – A request from Waukesha Water Utility to approve final plans for a new Water Utility Operations Center to be constructed on parcel WAKC1332001008, a vacant parcel along the north side of Chapman Drive in the I-1 Institutional District	

Details: The Waukesha Water Utility is planning to relocate their Operations Center from its current location at 115 Delafield St. to a currently undeveloped property on Chapman Drive, immediately south of the City Drop Off Center, the Clean Water Plant, and the City Garage. The new location provides the Water Utility with enough room to house operations offices, and to store and service Water Utility vehicles and equipment. The Plan Commission recommended rezoning the property to I-1 Institutional in January and the Council approved it on February 20th.

The proposed building will have an area of approximately 81,000 square feet. It will follow the curve of the road and the parcel overall, with the administrative offices located in the southwest corner, the shop area immediately to the rear of the offices. The remainder of the building will be used as a garage for the Water Utility's vehicles. The office area will have separate employee and visitor parking lots. A fenced access drive for the utility service vehicles will wrap around the rear of the building, and will also have a separate entrance to the east. The fence will be black coated chain link.

The office area will have a primarily brick façade, with stone and composite accent sections. The composite sections will have a wood texture. The garage and shop building will have primarily precast concrete panel siding, with several stone veneer accent sections, along with vertically oriented accent windows. Both the office and the garage will have angled roof sections to provide further architectural interest.

The Water Utility plans to add extensive landscaping along the front of the building, and in front of the service yard area. They will also extend sidewalk along the front of the property. A masonry dumpster enclosure and a backup generator will be located behind the building, adjacent to the employee parking area. A small structure in the north side of the service yard will be used as storage shelter for gravel and similar materials.

A stormwater management facility which serves parts of the surrounding industrial park is located in the northwest corner of the property. This project will require some minor alterations to the pond's configuration, to make room for the new building, but the pond will maintain the same capacity going forward. Any trees that are removed along the north property boundary should be replaced.

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 replace any trees that need to be removed during re-configuration of the stormwater facility.
- All Engineering Department comments will be addressed. The Engineering Department will issue a concurrence letter certifying that comments have been addressed prior to application for Building Permits.