



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 2/13/2019
Common Council Item Number: PC18-0162	Date: 1/9/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Brelie Gear, Corporate Drive – Final Site Plan & Architectural Review	

The applicant is seeking approval of Final Site Plan & Architectural Review for their plans to build a new manufacturing building on a currently vacant lot at the south end of the Waukesha Corporate Center. The building will have an area of 36,800 square feet. Most of the interior space will be taken up by shop area for the assembly of gears and other small mechanical items. The northeast corner, facing Corporate Drive, will include office and reception space. A recessed loading dock will be located in the rear of the building.

The lot is at the south end of the Waukesha Corporate Center. Several residential properties are located nearby. The closest is a two story condo development immediately to the south. A large berm with some shrub bushes and trees growing on it screens the condos from the Corporate Center. Other residential areas are further away across Center Rd.. At Preliminary review the Plan Commission asked the applicant to shift some landscaping to the south edge of the property to provide additional screening in the event that either the condos or Brelie Gear expand in the future. The applicant has made that change in the final plans.

Most of the building exterior will consist of grey and white pre-cast concrete panels with clerestory windows spaced evenly throughout. The northeast corner, where the offices are located, will include larger windows and blue sunshade awnings in several places. Additional windows above the office level will provide architectural detail on that side.

The applicant has submitted a parking plan showing 27 regular and 2 handicap parking spaces, which exceeds the minimum of sixteen based on the current employee count. The plan includes a new drainage swale along the north edge of the property. The applicant has proposed expanding the stormwater easement so it includes the swale, and adding curb along the edge of the driveway. The Engineering Department has confirmed that the solution is acceptable.

The final plans show lighting for the whole property, confirming that it will not exceed 0.5 footcandles at the property line. They also show the locations of rooftop mechanical units.



Options & Alternatives:

Financial Remarks:

Staff Recommendation: Staff Recommends approval of Final Site Plan and Architectural Review for Brelie Gear on Corporate Drive, with the condition that all Engineering Department, Fire Department, and Water Utility comments will be addressed.