



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 6/26/2019
Common Council Item Number: PC19-0060	Date: 6/26/2019
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: Weldall Mfg., Inc., 2001 S. Prairie Avenue – Final Site Plan & Architectural Review	

Details: The applicant, Weldall Manufacturing, is seeking Final Site Plan and Architectural Review for a 5,000 square foot office addition, as well as a new security fence for their manufacturing plant location at 2001 S. Prairie Avenue. The addition will include offices for engineering, estimating, and IT staff. They also plan to shift the parking lot to make room for the addition and add 31 parking spaces.

The new addition will be attached to both the main factory building and the existing office section. It will be built at an angle to the main building, similar to the existing office space. Like the existing office section it will have masonry siding, colored grey with white trim. The addition will have more windows than the current office, spaced in a continuous ribbon along the exterior. As part of the addition the applicants plan to relocate some of the landscaping around the exterior of the building, and they will also add several new flower beds and bushes to make up for sections that will be removed. The addition is at the far south end of the Weldall site, and it is not generally accessible or visible to the public.

The new security fence will extend around the north, east, and west boundaries of the Weldall property. It will be a six foot high chain link fence, with several strands of barbed wire at the top. Barbed wire fences are generally only allowed in T-1 districts for controlling livestock, but the Plan Commission has the authority to allow them in other areas if it feels they are appropriate. Other sections of the property boundary already have a similar fence.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for the Weldall office addition and security fence with the following conditions:

- Site lighting should have a color temperature of 4000k or less to comply with the city's lighting standards.
- All Engineering Department, Water Utility, and Fire Department Comments will be addressed.