



**CITY OF WAUKESHA**

**Administration**

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

<b>Committee:</b> Plan Commission	<b>Date:</b> 5/11/2016
<b>Common Council Item Number:</b> PC#16-0061	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Griffin Ford Warehouse, 1706 Pearl Street – Final Site Plan &amp; Architectural Review</b>	

**Details:**  
 Griffin Ford is seeking Final Site and Architectural Plan approval for an addition to their existing warehouse located at 1706 Pearl Street. The 23,040 square foot addition will be onto the north end of the existing building. The addition will house the parts department and office spaces for employees. There will also be a basement level for additional vehicle storage. The finish materials will match the existing, which includes a masonry belt course and metal panel walls. There will be additional loading dock doors on the east and west elevations. A new masonry trash enclosure will be constructed along the north elevation. This property is not used for automobile sales, just a storage site for additional vehicles.

There is no planned expansion of the storage lot, however the applicant is proposing some landscaping along the west edge of the existing lot to aid in screening the vehicles from Les Paul Parkway/STH 59.

**Options & Alternatives:**  
 This proposal meets all of the height and setback coverage requirements of the M-1, Light Manufacturing zoning district. The Commission could request additional architectural enhancements to the building but since they are matching what already exists this design seems appropriate.

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
 Staff recommends approval of the Final Site and Architectural plans for Griffin Ford's warehouse addition, subject to Engineering Comments.

