



City of Waukesha
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Committee: Plan Commission	Date: 12/14/2022
Common Council Item Number: PC22-0336	Date: 12/14/2022
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.
Subject: PC22-0336 Final Site Plan & Architectural Review - 2323 Corporate Dr., Medico Mart – Proposed 7,200 sq. ft addition to the south side of the building to accommodate additional office space.	

Details: Medico Mart is proposing a 7,200 square foot addition to the existing office and warehouse building at 2323 Corporate Dr. The existing building, which was originally built in 2005 and was expanded in 2016, has an area of approximately 22,000 square feet. The proposed addition will fill in a space adjacent to the 2016 expansion, squaring off the building's exterior on the southwest corner. It will include new office space along the west side, as well as an expansion of the warehouse.

The addition's exterior will match the exterior of the existing building. It will have split faced concrete masonry siding. A decorative painted half course line will run along the top and bottom of the west elevation and the bottom of the south elevation. Ground level office windows on the west elevation and clerestory windows on the south elevation will also match the existing pattern. Roof top mechanical units will have similar screening to existing units.

The application does not include a Landscape Plan, and it is unclear if the applicants plan to maintain the existing landscaped berm along the west side of the building. Staff has requested that a landscape plan be provided. If the landscaping on the berm must be removed new landscaping should be planted to achieve a similar effect to the existing plantings. Staff has also requested that trees be planted along the whole length of the south elevation of the building, to help break up what will be a long, flat wall.

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 addition to Medico Mart at 2323 Corporate Dr. with the following conditions:

- Applicants will provide a Landscape Plan to be approved by staff. Existing landscaping must be maintained or replaced to a similar level. New trees must be planted along the whole length of the south elevation, to a standard similar to the plantings on the north side of the property.
- Engineering Department, Fire Department, and Water Utility comments will be addressed.