



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/28/2017
<b>Common Council Item Number:</b> PC17-0067	<b>Date:</b> 7/28/2017
<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>Beadry Services, Inc., 1422 Pearl Street – Preliminary Site Plan &amp; Architectural Review</b>	

**Details:**  
 The applicant is requesting approval to relocate Beadry Services to a newly created parcel just to the west of their existing facility. The applicant has a buyer for their existing property which is the reason for the relocation proposal. The facility will be used as a contractor's office, shop and yard. The proposal consists of one 9,600 square foot building for the shop, garage, and offices and a 7,600 square foot 3-sided building for storage.

The exterior of both buildings is primarily metal, with each building having a belt course of stone around it. The 3-sided storage building could use some architectural improvements such as some change in color or some type of windows to break up the expanse of wall.

There will be landscaped berms along the front of the property. One of the berms will provide some screening of the three-sided building façade but staff would like to see a better variety of plantings in each of the berms. For final, staff would also like to see a detailed paving plan showing what areas are paved vs crushed asphalt or other dustless surface.

**Options & Alternatives:**  
 The Plan Commission could request additional architectural, site, or landscape improvements.

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

**Staff Recommendation:**  
 Staff recommends approval of the preliminary site and architectural plans, subject to the following conditions:

1. Provide a better mix of landscaping along Pearl Street.
2. Architectural improvements to the 3-sided storage building.



3. Engineering Comments
4. Utility Comments
5. Fire Department Comments.