



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/10/2017
Common Council Item Number: PC17-0035	Date: 5/10/2017
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Metal-Era, 1600 Airport Road – Final Site Plan & Architectural Review	

Details:
 Metal Era is requesting Final Site and Architectural approval for Phase 2 of their three-phase addition project at their facility at 1600 Airport Road. The first phase had some minor building modifications and parking lot expansion and was approved in 2015. This phase includes the construction of a 26,277 square foot addition onto the east side of their western building. The building will be constructed of precast concrete panels with some accent striping that ties into the accent stripes on the existing building. There will also be new loading docks added onto the east side of the existing building, just south of the new addition.

This phase will also include the creation of an expanded parking lot along Aviation Drive and additional employee parking along the north side of the parcel. There will be a new entrance drive along Airport Road. A significant amount of landscaping along the property frontage is also proposed with this phase.

Options & Alternatives:
 The Plan Commission could require any additional site changes or architectural design changes.

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

Staff Recommendation:
 Staff recommends approval of the Final Site and Architectural Plans for Metal Era, subject to the following conditions:

1. Engineering Comments.
2. Fire Comments.
3. Utility Comments.
4. Applicant should verify that the proposed parking encroachments into We Energies easements are allowed.



