



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/22/2020
Common Council Item Number: PC19-0146	Date: 1/22/2020
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
Baker's Quality, 1814 Dolphin Drive - Minor Site Plan & Architectural Review	

Details: The applicant is seeking approval of Minor Site Plan Review for their plans to occupy the warehouse space at 1814 Dolphin Dr. The space, which is currently used by Lara's Logistics Moving and Storage, has an area of roughly 25,000 square feet. Offices will be located in the front of the building, and a warehouse and cooler area will be in the rear, with production between them.

The new use will require minor exterior changes. The applicants plan to add three new windows and two new doors to the front of the building, facing Pearl St. In the loading dock area they will remove several doors. The new windows will be identical to other windows on the building and the infill in the loading dock area will be identical to the existing walls. They will also add new outdoor refrigeration units and a nitrogen tank in the rear of the building, with a new fence around them. They will continue to use the existing dumpster enclosure.

They have not provided a landscape plan but staff has requested that the landscaping be upgraded to the standard shown in the rendering.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends approval of Minor Site Plan and Architectural Review for Baker's Quality at 1814 Dolphin Dr. with the following conditions:

- Landscaping will be upgraded to the standard shown in the renderings.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.



