

September 12 2022

Project Narrative / Plan of Operation

Project: Office Addition for WilDeck, Inc.
1900 E. North Street
Waukesha, WI

VJS Construction Services on behalf of North Street Plant15, LLC is requesting Site Plan and Architectural approval for the construction of a redevelopment project and office addition onto the existing facility located on the west side of E North Street in the City of Waukesha. The property is currently developed and is zoning M-2: Manufacturing. The proposed improvements are fully contained on existing parcel number 1002-990. The parcel is approximately 13.88 acres. The current property is owned by North Street Plant15, LLC and will be leased by WilDeck, Inc. Per WilDeck's website, WilDeck, Inc is a manufacturer of "industrial steel work platforms (mezzanines), vertical lifts (VRCs), rideable material lifts (RML), safety guarding products (industrial guard rail, mezzanine safety gates, end-of-aisle rack protectors), industrial ladders, crossovers, and more."

Proposed site improvements include: demolition of existing buildings, reduction of impervious surfaces, construction of parking to serve the office addition, utility improvements, and landscape improvements. Access to the existing development will remain from the north and south driveways off of E. North Street. The existing north driveway is 51.12' at the roadway and exceeds the maximum 50' per code. Exception by Plan Commission is requested as part of final approval. The south driveway is 42.52' and is less than the maximum 50' at the roadway. No changes to the existing driveways are proposed. The proposed redevelopment will reduce impervious surface coverage within the limits of disturbance by 33% or 39,190 sf (0.90 acres). Landscaping and site lighting will be installed to meet all zoning requirements. Site signage will be submitted for review/approval in the future by a sign supplier. A stormwater filter structure will be constructed to serve the redevelopment according to the local stormwater ordinance. The total area of site disturbance is expected to be approximately 2.72 acres.

Parking along E North Street will generally be provided within the footprint of the existing building being demolished and will encroach closer to the right-of-way/property line than currently exists. Parking requirements will be met with 162 parking stalls around the proposed office addition and will exceed the city requirement. City code requires 1 stall per employee on the largest shift. Currently 120 employees are proposed within office addition with future growth up to 155 employees. On the overall manufacturing property owned by North Street Plant15, LLC, 461 parking stalls are provided and exceed the maximum 275 employees (manufacturing /office employees) when fully staffed in the future.

The office addition will be located on the east side of the existing South manufacturing building. The three-story addition is approximately 40,000 square feet with exterior finishes consisting of utility sized brick veneer, metal paneling, and storefront windows.

The existing high voltage substation to the South will be demolished and replaced with an exterior patio and landscaping. The office addition will provide vertical circulation with a new elevator connecting the new office building with the existing manufacturing. Mechanical equipment will be located on the roof of the new office building. Due to the drastic grade changes between the street level and building, roof top screening will not be required of mechanical equipment. The existing metal panel and block exterior cladding on the North and South manufacturing buildings will be painted to compliment the new addition.