



City of Waukesha
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Committee: Plan Commission	Date: 11/16/2022
Common Council Item Number: PC22- 0333	Date: 11/16/2022
Submitted By: Doug Koehler, City 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: Final Site Plan & Architectural Review- Waukesha Iron, 1351 E. Main Street- Proposed 1,600 sq. ft. masonry addition to the building at 1351 E. Main Street to accommodate additional office space	

Details:

The applicant is to put an office addition on an existing building located at 1351 E Main Street. The property is zoned M-2, General Manufacturing District. The office addition will be located on the south side of the existing 1,250 sq. ft. building. The addition will be approximately 1,600 sq. ft. for a total building size of 2,850 sq. ft.

The new addition will provide two new offices, a large open office, a janitorial closet, and a new bathroom. The new building will match the existing building which is made up of masonry. The applicant will also be power washing the existing building to provide a new, clean look. A door will be added to the south side of the new addition and windows will be added around the south and east elevations. A new, screened HVAC unit will be added to the addition.

Options & Alternatives:
[Click here to enter text.](#)

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

Executive Recommendation:
Staff recommends approval for the Final Site Plan & Architectural Review for 1351 E Main Street with the following conditions:

- All engineering, fire department, and water utility comments to be addressed