



**CITY OF WAUKESHA**

201 Delafield Street, Waukesha, WI 53188  
Tel: 262.524.3700 fax: 262.524.3899  
www.waukesha-wi.gov

<b>Committee:</b> Plan Commission	<b>Date:</b> 11/17/2021
<b>Item Number:</b> PC21-0143	<b>Date:</b> 11/17/2021
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Final Site Plan and Architectural Review, Nev's Ink – new warehouse building, 2500 W. Sunset Drive – Proposed plans for a new warehouse building to be located between the existing buildings at 2500 and 2510 W. Sunset Drive.</b>	

**Details:** Plans for a proposed new 3,600 sq. ft. warehouse building to be located along the north lot line between the already existing buildings at 2500 and 2510 W. Sunset Drive in the M-2 industrial zoning district. The proposed building will be a metal building with a brick wainscoting, windows, an overhead door and a service door along the south elevation facing Sunset Dr. to match the existing buildings. The new 75'x48' building will require some minor adjustments to the existing lot paving, and new exterior lighting will be provided above the service and overhead doors on the new building. In addition to a sidewalk being installed along Sunset Drive across the front of the site, new landscaping is also proposed to the east and west of the driveway, in front of the parking lot.

**Options & Alternatives:**

**Financial Remarks:**

**Staff Recommendation:**  
Staff recommends approval of the final SPAR for a new warehouse building at 2500 W. Sunset drive with the following conditions:

- All Engineering Department comments will be addressed.

