



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 1/25/2023
<b>Common Council Item Number:</b> PC23-0354	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<b>Submitted By:</b> Doug Koehler	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Subject:</b> Final Site Plan & Architectural Review - 570 Bluemound Road, Accurate Specialties - A request to approve final plans for an approximately 56,000 sq.ft. manufacturing building at 570 Bluemound Road.	

**Details:**

Accurate Specialties is proposing a new 56,000 sq.ft. building on their 14.4661 acres of land at 570 W. Bluemound Road. The new building will be located on the south end of the site facing onto Bluemound Road. Access to the new facility will be off of the same driveway serving the existing building which will remain. There are several old metal storage buildings next to the current building which have come into disrepair. With this proposal those old storage buildings will be razed and replaced with two new storage buildings also near the existing building. An existing house on the property will also be removed in the area of a proposed stormwater facility and proposed parking. The new building will have office space facing onto Bluemound Road with new parking lots at both the front and rear of the building. A new storm water facility is proposed north of the new building. A landscape plan provides foundation plantings around the new building as well as around the parking lot and driveway with additional plantings along the easterly lot line adding to the existing tree line. A retaining wall is proposed to the east of the northerly parking lot and storm water facility. The site is located along the north side of Bluemound Road, across from and under the flight path of the Waukesha County Airport north/south runway.

**Options & Alternatives:**

[Click here to enter text.](#)

**Financial Remarks:**

[Click here to enter text.](#)

**Staff Recommendation:**

Staff recommends approval of the Land Use Plan change Final Site Plan and Architectural Review for the new 56,000 sq. ft. building on the approximately 14.4661 acres of land along the north side of Bluemound Road with all City Department comments and concerns to be addressed.