



City of Waukesha
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Committee: Plan Commission	Date: 10/26/2022
Common Council Item Number: PC22- 0325	Date: 10/26/2022
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: 521 Biddle Street, Atlas Metal- A request from Atlas Metal to expand on the recently approved addition, the proposed addition will not be 70'x70' or 4,900 sq. ft. at 521 Biddle Street	

Details:

The applicant is re-submitting a Final SPAR application after changing the addition size on their new building from 70'x34' to 70'x70'. The previous approval took place at the June 22, 2022, Plan Commission meeting. The pre-engineered metal building will be approximately 4,900 square feet. The building will be used for storage of large equipment for the company.

The metal building will be placed directly east of the existing metal building. The building will have brick base that wraps around the east and north elevations. The brick will also partially carry over to the south elevation. There will be a large overhead door and a small entrance door on the east side of the structure.

The property at 521 Biddle Street is zoned M-2, General Manufacturing District. The applicant has submitted a Certified Survey Map for signatures, which will then be recorded. The new building will not require any rear setbacks once the CSM is recorded. The building will need to meet the side yard setback of 10' from the property line to the south.

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 521 Biddle Street with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- The Certified Survey Map must be signed and recorded before building permits can be obtained
- Applicant shall submit a verification that the cumulative impervious surface created since 2005 does not exceed a half-acre. If it exceeds a half-acre, a stormwater management plan must be submitted before building permits will be issued