

**CITY OF WAUKESHA****Administration**

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| Committee: Plan Commission | Date: 1/22/2020 |
| Common Council Item Number: PC19-0145 | Date: 1/22/2020 |
| Submitted By: Maria Pandazi, City Planner | City Administrator Approval: Kevin Lahner, City Administrator |
| Finance Department Review: Rich Abbott, Finance Director RA | City Attorney's Office Review: Brian Running, City Attorney |
| Subject: Milwaukee Motorwerks - Final Site Plan and Architectural Review | |

Details:

Milwaukee Motorwerks is building a new location on Corporate Court in the Waukesha Corporate Center. The current zoning M-3, which is Limited Business and Industrial Park District. The parcel is located on a 1.72-acre site and is surrounded by a mix of industrial and mixed-use businesses. They applied for and received a conditional use permit for this location.

The building is proposed to be 4,962 square feet. There is a large service bay entrance on the west side of the building, with six service bays inside. There are 27 parking stalls on the site. Vehicles will only be placed outside if they are waiting to be worked on or after they are finished. The building is a modern structure with grey siding and red wall panels over the main entrance (south side) and the east side of the building. There is a shed located on the northwest corner of the property which will serve as storage for equipment. Landscaping will be provided around the main building and by the storage structure.

Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of the Final Site Plan & Architectural Review with the following conditions:

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

