



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/26/2020
<b>Plan Commission Item Number:</b> PC20-0010	<b>Date:</b> 2/26/2020
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>ZT Distribution, Corporate Drive &amp; Venture Court - Preliminary Site Plan &amp; Architectural Review</b>	

**Details:** The applicant is seeking Final Site Plan and Architectural Review for their plans to build a new office and warehouse building on a currently vacant lot on Venture Court. ZT Distribution is a wholesaler for non-perishable grocery items throughout Wisconsin and Northern Illinois. They would like to relocate their headquarters from their current space in Milwaukee. The building will have an area of roughly 50,000 square feet, of which 20,000 will be leased to a tenant. ZT Distribution will occupy the remaining space, with offices in the front of the building and warehouse space in the rear.

The building exterior will be precast concrete wall panels with alternating grey, white, and red coloring on the north elevation, continuing around the corner. Staff has requested that color or material changes be continued along the east and west sides to break up the wall and improve views from the bypass and from neighboring properties. The front façade, which will include the offices, will have large ground level windows and awnings over the two entrances. The east and west walls will have small clerestory windows near the top of the walls. Loading dock areas will be located in the rear.

The front and rear parking lots will have 73 parking spaces, and the applicant believes space is available for an additional 17 spaces if necessary. This exceeds the minimum number, ensuring that adequate parking will be available for the tenant as well.

The Landscape Plan shows significant plantings, including new shade trees, at the north edge of the property facing Venture Court. At staff request the applicant has provided additional trees along the west border of the property to improve the view from neighboring properties and to help screen the transformer and other mechanical units that will be located there. The applicant has stated that a stormwater easement along the east side of the property prevents them from adding landscaping there.

**Options & Alternatives:**



**Financial Remarks:****Staff Recommendation:**

Staff Recommends approval of Final Site Plan and Architectural Review for ZT Distribution on Venture Court with the following conditions:

- Applicant will extend changes to color, texture, and/or materials along east and west facades, to be approved by staff.
- Any mechanical units will be fully screened, and if transformer or generator location changes both location and screening must be approved by staff.
- Engineering Department, Water Utility, and Fire Department comments will be addressed.