



**City of Waukesha**  
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vfa

<b>Committee:</b> Plan Commission	<b>Date:</b> 6/22/2022
<b>Common Council Item Number:</b> PC22-0260	<b>Date:</b> 6/22/2022
<b>Submitted By:</b> Doug Koehler, Principal Planner	<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> <b>Final Site Plan and Architectural Review – 1900 Aviation Dr. – proposal to add a new cold storage building behind the Waukesha PRF headquarters building.</b>	

**Details:** The Waukesha Parks, Recreation, and Forestry Department would like to add a new storage building to the yard behind the Parks Department headquarters. The building will have an area of approximately 6,000 square feet and will be used for storing parks maintenance vehicles and equipment, which are currently stored outside. It will be located directly behind the existing building, with a twenty foot wide alleyway between them.

The building will have standing seam metal panel siding, colored grey, and a metal roof, colored green. Both colors match the existing Parks building. It will have one large overhead door and a smaller man door on each of the north, south, and west elevations. The east elevation, facing the existing building, will have no doors. There will be no windows or other decorative features on the building. Since it will be in the storage yard, behind the existing building, with little or no visibility from any publicly accessible location, the Parks Department would like to keep the building as utilitarian as possible.

The Parks Department also does not plan to add any landscaping, and since the building will be built on what is now an asphalt surface no new stormwater management facilities will be required. Normally sidewalk would be required as part of this project, since the sections of Aviation Drive on either side of the Parks office have it and this section has been identified as a high priority. However, the Board of Public Works has discussed and rejected adding sidewalk at this location until it is added along some nearby Waukesha County owned property, and there is no budget for sidewalk as part of this project, so staff recommends that sidewalk not be required at this time. Assuming the sidewalk plan is approved in its current form the issue will be revisited then.

#### **Options & Alternatives:**

[Click here to enter text.](#)

#### **Financial Remarks:**

No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of Minor Site Plan and Architectural Review for façade replacement at 384 W. Main St. with the following condition:

- All Engineering Department comments will be addressed.