



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/24/2017
Common Council Item Number: PC17-0042	Date: 5/24/2017
Submitted By: Maria Pandazi, City Planner	Cit05/24/2017y Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Husco International, 2239 Pewaukee Road – Final Site Plan & Architectural Review	

Details:

Husco International is requesting FINAL SPAR approval for a 20,800 square foot addition, and remodeling of 27,850 square feet. The addition will exist within a courtyard area off the south of the main manufacturing space, between the east office wing and west office/manufacturing area. The courtyard location is not facing any public right-of-ways. Zoning remains unchanged (M-2), and overall building function remains unchanged.

The south link addition provides a collection of shared amenity spaces such as training spaces, work café, and outdoor patio space. This link provides a connection between east and west office areas, allowing an accessible route between the spaces that are currently at a 3' difference in floor elevation. The east office portion of the addition is two-story and matches up in height and appearance with current two-story office at the east portion of the facility.

The building exterior for the two-story component is being proposed as precast concrete wall panels with cast-in reveals, similar to the existing building it is being added to. A considerable amount of glazing is proposed at the two-level office zone, and in the south-facing link that connects the east and west office areas. Along the link area will be new outdoor patio spaces for lunch and informal meetings. The tall wall of glazing provides visual interest in the exterior design, and brings natural light further into the facility.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval with all other staff comments being addressed.