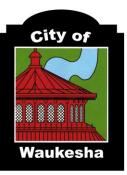
## CITY OF WAUKESHA



Administration 201 Delafield Street, Waukesha, WI 53188 Tel: 262.524.3701 fax: 262.524.3899 www.ci.waukesha.wi.us

<b>Committee</b> :	<b>Date</b> :
Plan Commission	4/25/2018
Common Council Item Number:	Date:
PC18-0045	4/25/2018
<b>Submitted By:</b> Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review:	<b>City Attorney's Office Review:</b>
Rich Abbott, Finance Director RA	Brian Running, City Attorney Click here to enter text.

#### Subject:

### Soft Water, Inc., Corporate Drive – Preliminary Site Plan & Architectural Review

#### Details:

The proposal is for a new 21,150 sq.ft. building in the Waukesha Corporate Center at Corporate Drive and Venture Court on approximately 3 acres of land. The building will include space for offices, a showroom, and warehouse. The office portion of the building will be a mix of several styles of CMUs and EIFS while the warehouse façade will use insulated metal panels. There will be a loading dock and overhead doors on the south elevation. The site will have 48 parking spaces, with a generous landscaping plan around the perimeter of the parking lot and heavy foundation plantings around the office area of the building. Staff suggests a larger offset, several feet, be used on the north elevation wall to break up the long wall plane and meet the Commissions architectural guidelines.

# **Options & Alternatives:**

Click here to enter text.

### **Financial Remarks:**

Click here to enter text.

## Staff Recommendation:

Staff recommends preliminary approval of the plans, with all Engineering Dept. comments and concerns are to be addressed, and the north elevation altered to meet the design guidelines.

