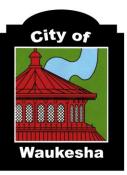
CITY OF WAUKESHA



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

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

