



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/9/2019
Common Council Item Number: PC18-0162	Date: 1/9/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Brelie Gear, Corporate Drive – Preliminary Site Plan & Architectural Review	

Details: The applicant is seeking approval of Preliminary Site Plan & Architectural Review for their plans to build a new manufacturing building on a currently vacant lot at the south end of the Waukesha Corporate Center. The building will have an area of 36,800 square feet. Most of the interior space will be taken up by shop area for the assembly of gears and other small mechanical items. The northeast corner, facing Corporate Drive, will include office and reception space, and a recessed loading dock will be located in the rear of the building.

The lot is at the south end of the Waukesha Corporate Center. Several residential properties are located nearby. The closest is a two story condo development immediately to the south. A large berm with some shrub bushes and trees growing on it screens the condos from the Corporate Center. Other residential areas are further away across Center Rd.. The Manufacturing zoning predates any residential use in the area, and the proposed building is similar to other nearby businesses in the Corporate Center.

Most of the building exterior will consist of grey and white pre-cast concrete panels with clerestory windows spaced evenly throughout. The northeast corner, where the offices are located, will include larger windows and blue sunshade awnings in several places. Additional windows above the office level will provide architectural detail on that side.

The applicant has submitted a parking plan showing 27 regular and 2 handicap parking spaces, which exceeds the minimum of sixteen based on the current employee count. The plan currently anticipates using part of the north driveway to help address drainage issues along the north edge of the lot, so that section does not include concrete curbs. The engineering department mentioned the issue in their comments. The applicant will need to work with engineering and with the neighboring property owners to address the problem.

The landscape plan shows several new trees around the edges of the property to enhance screening, as well as shrub bushes between Corporate Drive and the front parking area and around the north and east edges of the building.



Options & Alternatives:**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of Preliminary Site Plan and Architectural Review for Brelie Gear on Corporate Drive with the following conditions:

- All Engineering Department, Water Utility, and Fire Department comments will be addressed.
- Applicant must provide a lighting plan showing all affected areas, not just the parking areas, and lighting should not exceed 0.5 footcandles at the lot line.
- Rooftop mechanical enclosures should be shown on elevation drawings in final plans.
- A masonry dumpster enclosure should be included in final plans if trash will be stored outside.