

**CITY OF WAUKESHA****Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/13/2019
<b>Common Council Item Number:</b> PC19-0003	<b>Date:</b> 2/13/2019
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Stein's Aircraft Services, LLC, 2651 Aviation Drive – Final SPAR</b>	

**Details:** The applicant is seeking approval of Airport Hangar review for a new secondary hangar at 2651 Aviation Drive. The Waukesha County Airports Commission approved the building with no conditions at its meeting on January 16<sup>th</sup>. The new hangar will have an area of about 23,000 square feet. The applicant also owns a larger hangar adjacent to the proposed site, and plans to make a connection to the existing driveway for vehicle access to the new hangar. The new driveway extension will include nine regular and one handicap parking spaces. Airplanes will access the hangar on a recently expanded section of tarmac.

The new hangar's exterior will consist of bronze colored metal panels with very little interruption or detail. Other buildings in the area have similar exteriors, but generally add minor details to break up the monotony, such as clerestory windows, color changes, or masonry accents. Staff would like to see some modifications to this proposal to bring it up to a standard that matches its neighbors.

In order to discourage bird nesting the Airport does not allow any landscaping at tenant hangar buildings. The lighting cutsheet submitted with the application shows exterior lights with a 5000k, bright white color. City lighting policy requires exterior lights to have a 4000k neutral color classification.

**Options & Alternatives:****Financial Remarks:**

**Staff Recommendation:**

Staff recommends approval of Airport Hangar Review for Stein's Aircraft Services LLC at 2651 Aviation Drive with the following conditions:

- All Engineering Department, Fire Department, and Water Utility Comments will be addressed.
- Lighting will comply with City of Waukesha design policies, with color temperature not to exceed 4000k.
- Applicant will work with staff to improve the architectural character of the building to a standard consistent with neighboring airport hangars.