



**City of Waukesha**  
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| <b>Committee:</b><br>Plan Commission                                                                                                                                                                                 | <b>Date:</b><br>11/16/2022                                                         |
| <b>Common Council Item Number:</b><br>PC22- 0333                                                                                                                                                                     | <b>Date:</b><br>11/16/2022                                                         |
| <b>Submitted By:</b><br>Doug Koehler, City Planner                                                                                                                                                                   | <b>City Administrator Approval:</b><br><a href="#">Click here to enter text.</a>   |
| <b>Finance Department Review:</b><br><a href="#">Click here to enter text.</a>                                                                                                                                       | <b>City Attorney's Office Review:</b><br><a href="#">Click here to enter text.</a> |
| <b>Subject:</b><br>Final Site Plan & Architectural Review- Waukesha Iron, 1351 E. Main Street- Proposed 1,600 sq. ft. masonry addition to the building at 1351 E. Main Street to accommodate additional office space |                                                                                    |

#### Details:

The applicant is to put an office addition on an existing building located at 1351 E Main Street. The property is zoned M-2, General Manufacturing District. The office addition will be located on the south side of the existing 1,250 sq. ft. building. The addition will be approximately 1,600 sq. ft. for a total building size of 2,850 sq. ft.

The new addition will provide two new offices, a large open office, a janitorial closet, and a new bathroom. The new building will match the existing building which is made up of masonry. The applicant will also be power washing the existing building to provide a new, clean look. A door will be added to the south side of the new addition and windows will be added around the south and east elevations. A new, screened HVAC unit will be added to the addition.

#### Options & Alternatives:

[Click here to enter text.](#)

#### Financial Remarks:

[Click here to enter text.](#)

#### Executive Recommendation:

Staff recommends approval for the Final Site Plan & Architectural Review for 1351 E Main Street with the following conditions:

- All engineering, fire department, and water utility comments to be addressed