



**City of Waukesha**  
 201 Delafield Street  
 Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 6/24/2026
<b>ID Number:</b> PC26-0068	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Agenda Item Title:</b> <b>Consultation 809 Phillip Dr., The Gund Company – A request to discuss potential plans for a 110,000 square foot addition for manufacturing and warehousing, including area for a 2 story office space and main entrance to the facility located in the M-1 Light Manufacturing District. This item is an opportunity for discussion between the developer and the Plan Commission; no formal action will be taken on the plans at this meeting.</b>	

<p><b>Issue Before the Council:</b> Proposed addition to an existing manufacturing facility.</p>
<p><b>Options &amp; Alternatives:</b> The Plan Commission should provide the applicant with feedback on the proposed design and its appropriateness for the area. No action should be taken at this time.</p>
<p><b>Additional Details:</b> The Gund Company manufactures composite materials for use in electrical systems, engines, and other mechanical and industrial equipment. They have an existing manufacturing, warehouse, and office facility at 809 Phillip Dr., with a footprint of approximately 65,000 square feet. At the May meeting, the Plan Commission approved Minor Site Plan and Architectural Review for a new storage tank at that facility.</p> <p>The applicants are considering a plan to expand the facility, with a 110,000 square foot addition in two phases. Phase 1 will connect to the existing building and will include a warehouse and loading dock area. Phase 2 will connect to Phase 1, and will include an office area at the north end of the building near Phillip Drive, as well as additional manufacturing space behind.</p> <p>The addition will extend onto an adjacent property to the west of the current site, which will need to be combined with 809 Phillip Dr. The applicants would like to add one driveway from Phillip Drive,</p>



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and connect to another existing one. Some parking will be located in the front and side of the building, along with a loading dock entrance. More parking and a stormwater pond will be located in the rear. The conceptual landscape plan shows additional shade trees, ornamental trees, and evergreen trees along the street, the west property boundary, and in parking lot islands, as well as foundation plantings at the front of the Phase 2 building.

The elevation drawings the applicants have provided show precast panel walls, with clerestory windows throughout the exterior. Assuming the application comes back for final approval after the zoning code rewrite goes into effect, the Plan Commission will need to approve some exceptions to the design standards. The Plan Commission should provide the applicants with some feedback on how open they will be to exceptions. Staff would recommend that some changes to color or texture be considered, at a minimum, to break up the front façade, and would note that some additional windows and/or other design elements might be appropriate for the office section.

**What is the Strategic Plan Priority this item relates to:**

**People-Centered Development**

**What impact will this item have on the Strategic Plan Priority?**

This proposal will allow The Gund Company to greatly expand its existing manufacturing facility, with resulting economic benefits for the City.

**Financial Remarks:** No direct financial impact to the City.

**Executive Recommendation:** The Plan Commission should provide the applicant with feedback, but should not take any vote on the proposal.

**Recommended Motion:** No recommended motion.

**Reviewed By:**

Reviewer #1 Name & Title	Reviewer Signature



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<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>