



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

City of Waukesha Cover Sheet - Format

Committee: Plan Commission	Meeting Date: 7/22/2026
ID Number: PC26-0076	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Minor Site Plan and Architectural Review – 1343 Ellis Street – A request to approve plans for an addition to an existing warehouse and reconstruction of portions of the concrete driveway.	

Issue Before the Council: Constructing an addition to a warehouse in the M2 General Manufacturing District
Options & Alternatives: The Plan Commission could choose to approve the application with or without conditions, or deny it. If the application is denied, the project will not be able to go forward.
Additional Details: 1343 Ellis Street is occupied by Zehnder Marketing Group, who operates a fastener distribution business. The applicant would like to expand their building to make more storage space and make loading more efficient. This site is in the M-2 General Manufacturing District. The M-2 district is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than the M-1 Limited Manufacturing District. The M-2 district permits all principal uses allowed under M-1, which includes warehousing. The existing building is about 5,587 square feet in area. The addition will increase this by 690 square feet to a total area of 6,277 square feet. Along with the expansion of the warehouse, a portion of the concrete driveway area on the West side of the site would be demolished and rebuilt with a larger footprint. Connecting to this expanded concrete driveway, the applicant would install a dumpster enclosure. This enclosure would store two dumpsters and be constructed with concrete masonry/blocks on the North, West, and South side. The East side will feature the gate, which has



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

swing doors that will be secured with a latch and will be screened with cedar fence boards.
At the East of this site, the applicants also plan to reconstruct a portion of the concrete and install handicap accessible parking. This will feature a dedicated handicapped parking stall, ADA parking sign and an ADA accessible sidewalk.

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 a manufacturing business to expand operations and continue to grow in our community.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of the Minor Site Plan and Architectural Review for the proposed storage shed at 1343 Ellis St. with the following conditions:

- Engineering's comments to be addressed.
- Water Utility comments to be addressed

Recommended Motion: "I move to approve the Minor Site Plan and Architectural Review for 1343 Ellis Street with staff comments to be addressed."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature