



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

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 9/24/2025
ID Number: PC25-0147	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Final Site Plan & Architectural Review - 1814 Dolphin Drive,, Bakers Quality – A request to approve plans for the placement of a 4,886 sq. ft. addition for cold storage to be placed at the rear of the building with an enclosed connector to the main building located in the M-3 Limited Business and Industrial Park District.	

Issue Before the Council: Proposed cold storage building addition behind the industrial building at 1814 Dolphin Drive.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the application is denied the proposal will not be able to go forward.
Additional Details: Bakers quality is requesting the placement of a re Fridgerated storage building at the rear the builing. An enclosed connector will attach back to the main building. The re Fridgerated storage building will be behind located centrally behind the builing between the loading docks on either end of the rear elevation. One recessed loading dock will be removed to accommodate the new building. The addition will consist of a concrete base wall, with insulated metal panel constructuib above. The addition will then be painted to match the existing building , white with gray accent banding.

What is the Strategic Plan Priority this item relates to: People-Centered Development



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

The proposal will allow the applicant to add needed new refrigerated storage space for the business.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for the refrigerated storage addition at 1814 Dolphin Drive. with the following conditions:

- All City Department comments to be addressed.

Recommended Motion: "I move to approve Final Site Plan and Architectural Review for the proposed refrigerated storage addition behind the building at 1814 Dolphin Drive."

Reviewed By:

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