



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: 7/23/2025
ID Number: PC#25-0119	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 7/14/2025
Agenda Item Title: Review and possible action on the Final Site Plan & Architectural Review for 2001 S Prairie Avenue	

Issue Before the Council: Review and act on the Final Site Plan & Architectural Review for 2001 S. Prairie Avenue, Weldall Mfg. Expansion- A request from Weldall Mfg. to approve a 52,300 sq. ft. addition to the manufacturing facility at 2001 S Prairie Avenue under the M-2, General Manufacturing District.
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: Weldall Mfg. is proposing a new 52,300 sq. ft. building addition to the existing manufacturing facility at 2001 S. Prairie Avenue. The property is zoned M-2, General Manufacturing District and is on a 30.56 acre site. The addition includes more manufacturing space, locker rooms, and an office. There will also be a new insulated overhead door on the west elevation. The addition will use the same colors and materials as the existing manufacturing facility. The applicant is also updating the pavement around the addition and adding approximately 63 new parking spaces, five of which are ADA stalls. They will also be updating the utility and site grading work. All sanitary and water services will be routed through the existing building, with no new services proposed. New storm sewer infrastructure will be reconstructed to the north of the building addition to capture and convey run-off to the existing retention pond located to the west of the proposed



City of Waukesha

201 Delafield Street
Waukesha, WI 53188

Tel: 262.542.3700

waukesha-wi.gov

addition. There will be minimal change to the impervious surface on site, with the new building located within an area of existing pavement.



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

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

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

Financial Remarks:

No Direct financial impact on the City

Executive Recommendation:

Staff recommends approval of the Final Site Plan & Architectural Review for 2001 S. Prairie Avenue with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- An engineering concurrence letter must be obtained before building permits can be pulled

Suggested Motion:

I move to approve the Final Site Plan & Architectural Review for 2001 S Prairie Avenue with staff recommendations

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed