



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: 4/22/2026
ID Number: PC26-0036	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Final Site Plan and Architectural Review –576 Elizabeth St., Aries Industries – A request to approve final plans for the construction of an 8,000 sq. ft. addition behind the existing industrial building along with repainting the existing building and general site improvements including new landscaping and a new paved parking lot in the M-1 Light Manufacturing District.	

Issue Before the Council: Proposal to add to an existing manufacturing building.
Options & Alternatives: The Plan Commission could approve the application with or without conditions, or deny it. If the Plan Commission denies the application, the project will not be able to go forward.
<p>Additional Details: 576 Elizabeth St. is a small industrial storage building which has had multiple occupants until recently. It is built immediately adjacent to the railroad tracks, and it originally received deliveries from the railroad. A rear portion of the building had fallen into disrepair, and it was demolished several years ago.</p> <p>The adjacent property at 550 Elizabeth St. is occupied by Aries Industries, a robotics company. Aries would like to expand into the entirety of 576 Elizabeth St. They plan to rebuild the rear portion of the building and use it as a passthrough to allow trucks to be outfitted with their robotics equipment. The Board of Zoning Appeals approved a variance for the proposal on February 16th.</p> <p>The addition will have an area of approximately 7,500 square feet. It will include all of the area that was previously demolished, plus a portion of the existing building. Overhead doors at either end of the building will allow vehicles to pass through, so equipment can be added to them. At the east end of the building, a new driveway will be added between 576 and 550 Elizabeth St.</p>



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The applicants brought their plans to the Plan Commission for a consultation at the March meeting. The Plan Commission reacted favorably to the proposed design of the building and site updates.

The plans the applicants have submitted for this review are generally consistent with the plans submitted for the Consultation, with more detail on several points that staff had requested. One significant change is that the applicants are now indicating trash will be stored outside, and they would like to store the dumpsters in the driveway between the buildings, with no enclosure. Staff is recommending that a masonry dumpster be added, consistent with the Plan Commission's typical policy.

At the Consultation the Plan Commission discussed the applicant's proposal to use a chain link fence with privacy slats as screening for the proposed truck storage area in the southwest corner of the parking lot. The Plan Commissioners agreed with staff's suggestion that a solid fence would be a better long term solution, at least for the portion of the fence facing toward the adjacent residential properties. The applicant is now proposing a chain link fence with a solid screen. Staff still feels that a solid fence will be a better solution in the long term and will lead to fewer maintenance issues.

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 improvement of a manufacturing facility in the in the City, and expansion of a local business.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for the proposed addition at 576 Elizabeth St. with the following conditions:

- Trash will be stored in a masonry dumpster enclosure. The location and design of the enclosure will be approved by staff prior to issuance of Building Permits.
- The fence facing the adjacent residential properties will be a solid fence. Wood, vinyl, or other solid materials is acceptable. The design will be approved by staff prior to issuance of building permits.
- Engineering Department, Fire Department, and Water Utility comments will be addressed.



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Recommended Motion: "I move to approve Final Site Plan and Architectural Review for 576 Elizabeth St. with all staff comments to be addressed."

Reviewed By:

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