



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: 3/25/2026
ID Number: PC26-0019	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
<p>Minor Site Plan and Architectural Review –576 Elizabeth St., Aries Industries Expansion – A request from Berg Management to discuss potential plans for a proposed 8,000 sq. ft. metal building addition behind the existing industrial building at 576 Elizabeth Street 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.</p>	

<p>Issue Before the Council: Proposal to add to a manufacturing building.</p>
<p>Options & Alternatives: The Plan Commission should provide feedback to the applicant on the proposal, but should not take any action on it.</p>
<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. The door on the west side of the building is existing. The door on the east end will be new. The addition will be</p>



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slightly taller than the existing roofline for most of its length, at a height of approximately 17 feet. It will rise to about 23 feet for a section near the center of the addition. Exterior siding of the addition will be metal panels, colored to match the existing building. The north side will be a very long section of blank wall, but the railroad track and its berm will block most of it from view.

The applicants also plan to repave the parking lot and re-stripe it for parking for new employees who will be hired as part of the planned Aries Industries expansion. They will add a fence to secure a truck inventory storage area in the southwest corner of the property. The plans for the area show a chain link fence with security slats. Staff would prefer that privacy slats not be used, due to their maintenance requirements. A solid fence, at least along the side facing toward the adjacent residences, will provide better screening.

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 business in the in the City, and expansion of a local business.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: The Plan Commission should provide the applicant with feedback on the proposed addition but should not make any motion.

Recommended Motion: The Plan Commission should not make any motion.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature



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