



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 10/27/2021
<b>Item Number:</b> PC21-0027	<b>Date:</b> 10/27/2021
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Housing Action Coalition Overflow Shelter, 1210 Sentry Drive, Minor Site Plan &amp; Architectural Review – Proposal to relocate the dumpster enclosure from its previously approved location</b>	

**Details:** At its April meeting the Plan Commission approved the Housing Action Coalition's proposal to renovate the former fire station at 1210 Sentry Dr. into a new shelter for people experiencing homelessness, as well as office space for the organization. During that review the applicants proposed a location for the dumpster enclosure behind the building, between its two wings. The location is fully screened from view from Sentry Drive and almost all other angles, and is separated from the parking lot by a curb and walkway. In that location the Plan Commission approved a trash enclosure with composite wood siding rather than a masonry enclosure as would typically be required.

In the course of construction, the applicants have realized it is impossible to fit a trash enclosure in the space between the building wings without removing a mature tree. Rather than cut down the tree they would like to relocate the enclosure to a spot near the northwest corner of the parking lot. They would like to keep the originally proposed composite wood design for the walls of the enclosure.

The new location will be much more visible from surrounding properties, although it will still be partially screened from Sentry Drive by the building itself. The dumpsters will be small, residential sized dumpsters which are wheeled out by hand, rather than large commercial dumpsters. Since it will be adjacent to the driving lane the new location will not require removal of any parking spaces.

The Plan Commission's design policies call for masonry trash enclosures whenever trash is stored outside. Dumpster enclosures are subject to significant wear and tear and non-masonry enclosures have tended to deteriorate quickly and become eyesores. This is especially true of larger commercial scale enclosures. The Plan Commission has the authority to grant exceptions to this requirement in the past, but it has generally been consistent about applying it.

**Options & Alternatives:**



**Financial Remarks:** No Financial impact.

**Staff Recommendation:**

Staff recommends approval of Minor Site Plan Review for relocating the dumpster enclosure at the Housing Action Coalition Overflow Shelter at 1210 Sentry Dr. with the condition that the enclosure will be made from masonry.