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Committee: Plan Commission	Date: 6/28/2023
Common Council Item Number: PC23-0409	Date: 6/28/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Final Site Plan and Architectural Review – 2105 Pewaukee Rd. – Outdoor Storage Yard for Midwest Drilled Foundations and Engineering.	

Details: The property at 2105 Pewaukee Road was originally developed in the Town of Pewaukee as a single-family home. The home is still present on the property and that was its only use from the time it became part of the City until about five years ago. At that time, the applicant converted the rear of the property into outdoor storage space for Midwest Drilled Foundations and Engineering.

None of the work was approved ahead of time and initially the property was zoned T-1 Temporary. In 2021, in response to code enforcement action, the applicant rezoned the property and received Site Plan and Architectural Review approval for the work that had been done, plus addition of a new stormwater pond. At the time the Plan Commission imposed a deadline of the end of 2021 to complete most of the proposed additional work, and October 2022 to complete the required sidewalk extension.

The applicant missed the initial deadline, and staff granted multiple extensions over the course of 2022. By October 2022 most of the work was done, but the landscaping had not been restored adjacent to the new sidewalk, the stormwater pond was only partially finished, and the storage lot had only been partially covered with asphalt millings. In April of 2023 the applicant began additional work, also without approvals. After staff contacted him – and issued citations – he immediately submitted plans for Plan Commission review.

The plans show expansion of the storage area into what was previously the rear yard of the house. The screening berm will be moved roughly 200 feet closer to Pewaukee Road, to a point even with the location of the existing storage shed. A retaining wall has been built in the rear of the property to separate the storage area from the stormwater pond behind it. The Landscape plan shows several new trees along Pewaukee Road.

Staff recommendations for this project are to require completion of work on still-unfinished requirements from the previous approval. The landscape restoration must be completed at the sidewalk, the stormwater pond must be completed, and must be done in a way that is acceptable to the nearby Waukesha County Airport, and the entire storage area must be covered with a dustless surface such as asphalt millings.

The Engineering Department typically requires bonds for completion of landscaping, stormwater, and public infrastructure construction. These requirements are part of the Plan Commission's approval and are included in the Engineering

Department comments. The Plan Commission has the authority to require bonds to cover any aspect of a project that has a deadline. In this case staff is recommending that all proposed work be covered by a bond, and that the Plan Commission set a final deadline of December 31st, 2023.

Options & Alternatives:

The Plan Commission may limit

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for 2105 Pewaukee Road with the following conditions:

- All work must be completed by no later than December 31st, 2023. This includes full completion of the stormwater pond, full restoration of all disturbed areas with grass and other applicable landscaping, and covering the storage area with a dustless surface.
- A building permit will be required for the shed. The existing shed, and any other shed or outbuilding, will need to be considered a commercial utility building for purposes of Building Code review.
- All commercial equipment must be stored behind the berm at all times.
- The applicant will provide bonds or letters of credit for all proposed work. ‘
- All Engineering Department comments will be addressed.