



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

Committee: Plan Commission	Date: 11/15/2023
Common Council Item Number: PC23-0467	Date: Click here to enter a date.
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.
Minor Site Plan and Architectural Review – 800 Venture Court, Z.T. Distribution – Z.T. Distribution would like to install a new 700 sq.ft. concrete pad to support a 12,000 gal fuel tank behind the building at 800 Venture Court, and add a motorized gate near the driveway entrance to prohibit unwanted vehicle traffic on the property.	

Details: Z.T. Distribution is proposing to add a new mechanical gate at their entrance to prohibit unwanted vehicle traffic into their site. Before work on this gate, they must coordinate access with the Fire Department. This gate is also proposed within an access easement for City Maintenance of the stormwater pond to the south. The proposed gate location, and the location of access easement must be coordinated with the Public Works Dept.

The proposed pad for the fuel tank appears to cross into the stormwater sewer easement, improvements are not allowed of the easement, a revised plan clearly depicting the concrete pad location outside of the storm sewer easement must be coordinated with the Public Works Dept.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:
Staff recommends approval of Minor Site Plan and Architectural Review for 800 Venture Court with the following conditions:

- Access through the proposed gate must be coordinated with the Fire Dept. and the proposed location must be coordinated with the Public Works Dept. as it is being proposed within an access easement for City maintenance of the stormwater pond to the south.
- The proposed concrete pad for the fuel tank appears to encroach on a storm sewer easement, coordinate the location with the Public Works Dept. to assure it does not encroach as improvement are not allowed over the easement.

