



CITY OF WAUKESHA

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3700 fax: 262.524.3899
 www.waukesha-wi.gov

Committee: Plan Commission	Date: 8/25/2021
Item Number: PC21-0079	Date: 8/25/2021
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Final Site Plan and Architectural Review, 1610 Lincoln Avenue – Proposed site changes to accommodate semi-truck parking on the site.	

Details: 1610 Lincoln Ave. is currently occupied by a BP gas station, which includes a carwash and a separate truck wash facility. In the past semi-trucks had used portions of the regular gas station parking lot as a rest area, sometimes leaving their vehicles in the same space for multiple days at a time. Since the front portion of the lot is zoned B-5 that kind of vehicle storage is not permitted there.

The rear portion of the lot is currently vacant. The applicants would like to use that portion for truck storage, as a layover space for truck driver customers. It has been divided off from the front portion with a Certified Survey Map and rezoned to M-1 General Manufacturing, which does allow vehicle storage. The applicants are now seeking approval of the necessary site plan changes to make the lot suitable for use by semi-trucks.

In the M-1 district lots are not necessarily required to be paved, and the lot currently has a gravel surface. However, regular semi truck traffic will most likely deteriorate the lot quickly if it remains unpaved. To prevent that the applicants plan to add an asphalt surface. The majority of the lot will be will striped for semi parking spaces, twelve feet wide by sixty feet long, with seven regular sized spaces in the southwest corner, near the stormwater pond.

They will add strips of grass around all of the edges fo the new parking area, with several larger landscape islands in the lot itself. The landscape islands will each include several shade trees. Since the lot is on a capped landfill it is possible the DNR will not allow trees to be planted in this location. If that is the case staff would like to ensure that the revised plan is of a similar quality to the existing one.

The proposed work will not require a Building Permit. However, before the lot is occupied and used as proposed all of the work must be completed and the applicants must obtain an Occupancy Permit. The Building Department recently sent orders to clean trash and debris from the rear area of the property, and to remove a tenant who had been living in the office of the carwash building. The Chief Building Inspector has noted that the Occupancy Permit will be conditional on the property being maintained in good order and may be revoked in the future if appropriate standards are not met.



Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for the rear lot at 1610 Lincoln Ave. with the following conditions:

- Site lighting will meet City of Waukesha lighting standards. Pole height will not exceed twenty feet with a four-foot base, and lighting color temperature will not exceed 4000k.
- If the DNR requires a revised Landscape Plan it must also be approved by Planning staff and must be of a similar quality to the current plan.
- All Engineering Department, Water Utility, and Fire Department comments must be addressed.
- All work must be completed, and an Occupancy Permit must be approved before the lot can be used as proposed. Going forward the lot must be maintained in compliance with zoning and property maintenance ordinances and kept free of trash and debris.