



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 7/28/2021
Item Number: PC21-0041	Date: 7/28/2021
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: Prairie Phillip, 2105 Pewaukee Road, Final Site Plan and Architectural Review – Proposed site plan changes to accommodate an industrial storage yard which has been established at the rear of the property.	

Details: 2105 Pewaukee Road is a five acre lot which has been occupied by a small single-family home since it came into the city from the City of Pewaukee. At some point in the past several years the rear of the property was converted into a large storage yard for construction equipment. Last fall the city received a complaint from the Waukesha County Public Works Department about truck traffic entering and exiting the property, and a code enforcement case was opened.

In response, the applicants rezoned the property from T-1 to M-2 in June, and they are now seeking approval of a site plan so they can bring the property into compliance with city standards and receive occupancy. The storage yard is set back roughly 500 feet from the road, and is fully screened by a large berm. It currently has a gravel surface, but the applicants plan to add asphalt millings to make it dustless.

They will also add a new stormwater pond in the rear of the property. Since the pond will be very close to the airport runways they are required to take significant mitigation steps to prevent birds from nesting there, including adding a metal screen over the top and gravel around the edges to discourage landing and nesting. The Waukesha County Airport Director confirmed that the proposed mitigation is sufficient to maintain safety for airplanes. The Waukesha County Public Works Department has also confirmed that the existing driveway opening is safe and sufficient to allow access onto Pewaukee Road.

The plans show addition of a new stretch of sidewalk, with the request that the applicants not be required to add it. There is currently no sidewalk along this stretch of Pewaukee Road, so it will not connect to existing sidewalk in either direction. However, Pewaukee Road has been identified as a high priority in the city's sidewalk plan, which is currently nearing the approval stage. It has a large volume of high speed traffic, and pedestrians have been sighted regularly on it, sometimes walking directly in the traffic lanes. Staff feels that the current situation is very unsafe and hopes the city will order in sidewalk along the whole road section in the near future. Requiring it now for this development will ensure that it can be done in a way that is consistent with the layout of the site. Specifically additional landscaping can be required to make up for any that will have to be removed.



Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review with the following conditions:

- Sidewalk must be installed as shown.
- The applicant will submit a Landscape Plan, to be approved by staff, showing new landscaping to make up for any that will need to be removed to make way for the sidewalk, and to bring the property up to a professional standard comparable to neighboring properties.
- The applicant will apply for a Building Permit for the shed which has been built on the property.
- All Engineering Department, Fire Department, and Water Utility comments will be addressed.