



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/11/2018
<b>Common Council Item Number:</b> PC18-0051	<b>Date:</b> 7/11/2018
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> ALDI, 2140 W. St. Paul Avenue – Final Site Plan & Architectural Review	

**Details:** The applicant received approval of Final Site Plan and Architectural Review on May 23<sup>rd</sup>. One of the conditions of approval was that the masonry retaining wall in the loading dock at the rear of the property should be extended upward to fully screen the dumpster. At the meeting the applicant requested permission to use a composite fence material instead of masonry. The Plan Commissioners approved it with the original conditions, but indicated that they would be willing to consider the request if the applicant could provide more details and visuals.

The applicant has provided visuals and requested Plan Commission approval of the modification to the Site Plan to add a composite fence. It will be four feet high and will extend along either side of the loading dock area, from the building wall to the end of the driveway. It will be made from a composite lumber material, and it will be colored to match the rest of the building.

The Waukesha Design Policies state that all dumpsters should be stored in an enclosure space with masonry walls on three sides. The Plan Commission typically requires strict adherence to that policy, but in this case staff feels that an exception is appropriate. The new loading dock will not be close to the public portions of the shopping center and it is well screened and separated from the surrounding uses, which are industrial. The concrete retaining wall that will surround the loading dock area will reduce the likelihood that the enclosure will be damaged or destroyed when trucks back into it. Even if the applicant fails to properly maintain the enclosure it most likely will not have a negative affect on the surrounding neighborhoods and businesses.

**Options & Alternatives:**



**Financial Remarks:**

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**Staff Recommendation:**

Staff recommends approval of the modification to Final Site Plan and Architectural Review for the ALDI store at 2140 W. St. Paul Ave. to allow a composite fence rather than a masonry wall for the loading dock/dumpster area.