



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/27/2019
Common Council Item Number: ID#19-0223	Date: 2/27/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Waukesha Recycling company, 1001 Tesch Court – Minor Site or Architectural Plans	

The Waukesha Recycling Company is seeking Minor Site and Architectural review approval for its plans to add a new loading dock and a new garbage compactor to the rear of the building at 1001 Tesch Court. The new loading dock will increase the total number of semi-trailer loading spaces in the rear of the building from six to seven. It will be bumped out from the building, to allow for loading at an angle, adjacent to two other angled loading docks which are recessed into the building. A staircase from a ground level pedestrian door into the existing loading dock space will be removed to make room for it. The existing retaining wall will be shifted about twenty feet to the east, and the driveway will be re-graded to allow for loading and unloading at ground level in the new space.

The overhead door in the garbage disposal area will be moved a few feet to the west, and the existing overhead door will be replaced with metal wall to match the rest of the building. A garbage compactor that will transfer trash from inside the building to a dumpster outside will also be located in the same space as the current overhead door.

The applicant has not made any efforts to improve landscaping or aesthetics for the site, but the project is a minor modification to the rear of the property. The recycling center is located in a heavy industrial area and is not open to the public or visible from any public streets or residential areas. The properties to the north and east are zoned for Conservancy so nearby development is highly unlikely. The application is on the Plan Commission agenda primarily to give the Engineering Department a chance to review the site changes.

Options & Alternatives:

Financial Remarks:



Staff Recommendation: Staff recommends approval of Minor Site Plan Review for Waukesha Recycling Company at 1001 Tesch Court with the condition that any Engineering Department, Fire Department, or Water Utility Comments will be addressed.