



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/22/2020
Common Council Item Number: PC20-0025	Date: 4/22/2020
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: Wynwood Condominium Association – Minor Site Plan & Architectural Review	

Details: The Wyndwood Condominiums, located near the intersection of Guthrie Rd. and Racine Ave., were built in the late 1990's after receiving Plan Commission and Council approval as a Planned Unit Development in 1995. The PUD agreement explicitly stated that no dumpster enclosure would be built, so trash would need to be stored inside each condo unit. It stated that if communal trash enclosures are desired in the future, they would need to be fully enclosed and screened, and would need to be approved by the appropriate City Board or Commission.

At some point over the past twenty-five years the condo's residents built an enclosure for outdoor trash storage, near the south end of the property. It has walls that are not made from masonry materials and is only enclosed on three sides. The south side, which faces the adjacent residential properties, is completely open. The enclosure was never approved by the city. Until last October the enclosure was screened by trees and bushes from the adjacent properties, so the neighbors either didn't know it was there or weren't bothered by it. However, the bushes were underneath a high-tension power line. The power company, American Transmission, cut down the bushes last October, exposing the dumpster enclosure to the view of the neighbors, who then complained to the city.

Staff initially had some challenges communicating with the condo association and management company, but as of late January the association had agreed to replace the existing enclosure. They initially planned to shift the enclosure a short distance to the east, to an intersection of three sections of the internal driveway, which would have provided somewhat improved screening over the current location and would have also have made access easier for garbage company pickup. In that location they had hoped to install a chain link fence enclosure with landscaping surrounding it. However, as part of the review process it became clear that no enclosure at all would be possible either under the power lines or within the utility easement.

Instead the applicants have proposed a location further to the north, directly across from the Racine Ave. entrance to the development. In that location, since it is more prominent and visible, they would like to use masonry materials. The dumpster enclosure will be 6 feet high, 27 feet wide, and 14 feet long. It will have grey concrete masonry walls and grey wood gates, oriented to face Racine Ave. It will be in a space normally reserved for visitor parking, so several visitor spots will be removed. Numerous other visitor spaces are available.



The applicants believe individual trash storage is unfeasible since many of the condo units have single space garages without room for both a car and a rolling trash can. They have identified a potential alternative dumpster location just outside the easement area, directly across the driveway from the current location. Aside from those two proposed locations they don't believe there is any other space on the property which would be acceptable to the residents, the neighbors, and the power company.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:

Staff recommends approval of a new dumpster enclosure for the Wyndwood Condominiums in the proposed location across from the Racine Ave entrance drive, with the proposed masonry materials, with the following conditions:

- Final exact dumpster location to be approved by staff prior to installation.
- Landscaping must be added surrounding the new enclosure, to be approved by staff.
- Engineering Department Comments will be addressed.