



City of Waukesha
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Committee: Plan Commission	Date: 1/24/2023
Common Council Item Number: PC24-0490	Date: 1/24/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Certified Survey Map – 1631 Arcadian Ave. – A request to approve a 2 lot CSM over approximately 17.79 acres of industrial land along the south side of Arcadian Avenue in the M-1 General Manufacturing zoning district.	

Details: 1631 Arcadian Avenue is the site of the Koput Storage business as well as the Central Disposal and Tire Tech recycling businesses. The storage yard currently encompasses two properties. The applicant would like to divide the businesses between the two properties, and shift the lot lines to properly accommodate them.

Koput Storage will be located on Lot 1 of the CSM, which includes the rear of the property as well as an access to Arcadian Avenue. Tire Tech and Central Disposal will be located on Lot 2 of the CSM, which is adjacent to Arcadian. This Certified Survey Map will shift the boundary line between the two properties approximately 109 feet to the north. The area of Lot 1 will increase from its current 11.47 acres to 13.70 acres. Lot 2 will decrease from its current area of 5.12 acres to 4.0 acres.

The owner of Tire Tech and Central Disposal plans to submit an application for Site Plan and Architectural Review for a new building on Lot 2 at a future meeting.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
 No financial impact to the City.

Staff Recommendation:
 Staff recommends approval of the proposed Certified Survey Map with the condition that all Engineering Department comments will be addressed.