



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 10/28/2020
Item Number: PC20-0085	Date: 10/28/2020
Submitted By: Maria Pandazi, City 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: Sorco Services LLC, 220 S. Prairie Avenue - Site Plan & Architectural Review. Proposed expansion to newly acquire land at the west end of the site, proposed for outdoor storage of empty dumpsters. Dumpsters proposed to be stored on a 1.6 acre gravel pad and planned to be fenced in.	

Details: The applicant is seeking approval of Final Site Plan and Architectural Review for a new outdoor storage area in the newly added property to the rear of the recycling facility. Sorco Services provides dumpster rental and recycling services throughout the Southeastern Wisconsin area. At the Waukesha location dumpsters are currently stored in the parking lot area, including the space directly adjacent to the road.

The new storage space will have an interior area of approximately 1.6 acres. It will be surrounded by a six foot fence with screening slats, to match the fence around the rest of the facility, and it will be screened from Prairie Ave. on the east by a row of arborvitae or similar evergreen trees. The plan as stated in the application is to pave the space with gravel, which will be wetted as needed to reduce dust. Staff has requested that it be paved with crushed asphalt instead, given the site's proximity to Saratoga Park, and the applicant has stated that they have no objection to that change.

A stormwater drainage pond will be located along the west side of the property, with additional drainage swales around the other edges.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval of Site Plan and Architectural Review for the expanded outdoor storage area for Sorco Services at 220 S. Prairie Ave. with the following conditions:

- Storage area will be paved with crushed asphalt rather than gravel.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.



