



**CITY OF WAUKESHA**

**Administration**

201 Delafield Street, Waukesha, WI 53188  
 Tel: 262.524.3701 fax: 262.524.3899  
 www.waukesha-wi.gov

<b>Committee:</b> Plan Commission	<b>Date:</b> 9/22/2021
<b>Item Number:</b> PC21-0094	<b>Date:</b> 9/22/2021
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Final Site Plan and Architectural Review, OSI Environmental, 912 Tesch Court – Proposed expansion of parking and driveway and new recycling storage tanks.	

**Details:**  
 OSI Environmental, located at 912 Tesch Court is requesting final site plan approval for the addition of a new driveway, parking area, 7 storage tanks and corresponding tank enclosure and containment area. OSI Environmental provides environmental, recycling, and disposal services including tank cleaning and removal, oil recycling, hazardous waste management, and other cleanup related services.

They are proposing to add a new truck parking area north of their building which can accommodate 19 trucks. There will also be a new driveway added to Tesch Court to access this parking area. To the west of the parking area will be the new tank area which will house six (6) 35-foot high, 30,000 gallon tanks and one larger 40-foot high, 300,000 gallon tank. These tanks will hold non-hazardous oil. There will also be containment walls around the tank area and a special truck containment area for loading and unloading of oil. There is a small amount of wetlands on site that were identified as artificial and the result of a drainage swale and existing pond on site. The DNR has approved the filling of this wetland area to accommodate this project.

The tanks will be located just north of the building, which should provide some screening from Arcadian Avenue. However the building is between 20' and 27.5' high so they will extend above the roofline. The surrounding properties are also industrial to the north east and south and a bus parking lot to the west so there are no conflicting land use or visual impact concerns.

They are proposing additional landscaping along Tesch Court. The new construction will also entail the removal of some existing site landscaping, so staff is recommending that landscaping be relocated elsewhere on the site, also along Tesch Court. If any of the existing landscape materials cannot be saved or transplanted they will be replaced, also along Tesch Court.

**Options & Alternatives:** The Plan Commission can make any changes to the Project Plan they feel are necessary.



**Financial Remarks:****Staff Recommendation:**

Staff recommends approval of the Final Site, Landscaping, and Architectural plans for the new OSI Environmental truck parking lot, driveway and new recycling storage tanks, subject to the following conditions:

1. Applicant shall try to relocate any existing landscape materials that are in the expansion area to a new location along Tesch Court. Items that cannot be transplanted shall be replaced, also along Tesch Court.
2. All Engineering and Fire Department comments