



City of Waukesha
201 Delafield St. Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

Committee: Plan Commission	Date: 8/23/2023
Common Council Item Number: PC23-0433	Date: 8/23/2023
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.
Subject: Minor Site Plan and Architectural Review – 1631 Arcadian Ave., Central Disposal Inc. A request to install a 17,000 square foot fabric building to provide shelter for tire transfer operations.	

Details: A Conditional Use Permit was approved in April for a tire transfer business at 1631 Arcadian Ave. The business collects used tires from dealers and auto repair locations throughout the Milwaukee and Waukesha area. The tires are then transferred onto semi-trailers at the Arcadian Ave. location so they can be taken to a recycling center in north-central Wisconsin.

When the Conditional Use Permit was approved the applicant expected to locate the operation near the southeast end of the Arcadian Ave. site. That location is more than 500 feet from the closest existing fire hydrant, so the applicant proposed adding a private hydrant to the site. The applicant also provided conceptual plans for a large fabric structure to provide some shelter for the transfer operation. The Plan Commission approved the Conditional Use Permit with the condition that the applicant would receive all necessary approvals, including Site Plan and Architectural Review, before installing the building.

The applicant is now proposing a somewhat different location for the building. It will be located in a space that is currently used for vehicle storage, closer to the self-storage buildings on the adjacent lot. The proposed location is closer to Arcadian Ave., but is still set back 200 feet from the property boundary. The distance, plus a well-established landscape screen, should minimize visibility from Arcadian. The applicant has stated that the proposed location is less than 500 feet from the nearest fire hydrant, so a new one is not needed.

The building will have an area of roughly 17,000 square feet. It will be constructed from rows of shipping containers, with a fabric roof stretched over metal trusses, with a total height of 40 feet. The conceptual plans showed the building fully open on either side. The newly provided plans show panels on either end, with 16' x16' openings.

The Fire Marshal and Chief Building Inspector have expressed concerns regarding access to the building, and fire and other safety issues. They have both requested additional information, and have indicated that significant changes might be required.

Options & Alternatives:

[Click here to enter text.](#)

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Minor Site Plan and Architectural Review for MSI. with the following conditions:

- Engineering, Water Utility, and Fire Department comments will be addressed.