



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 9/22/2021
Item Number: PC21-00101	Date: 9/22/2021
Submitted By: Doug Koehler, Principal 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: Minor Site Plan and Architectural Review, Tire Tech, 1505 Arcadian Ave. – Proposed addition of a storage bunker and an office trailer	

Details: The applicant would like to use the rear lot at 1505 Arcadian Ave. for a tire recycling transfer station and plans to make minor modifications to the lot to make that operation possible. The lot is located behind the First Student school bus garage and it is accessible from Eugene Court, which is a private street. It has limited visibility from Arcadian Ave., and it is currently used for storage of snow clearing equipment. The storage, including the large existing bunker with a soft top, will remain.

The applicant plans to add a new storage bunker for tires waiting to be picked up. It will be 60 feet long by 20 feet wide with concrete walls. It will have an appearance similar to the existing bunker, but without a top, and it may share a wall with the existing bunker. The other walls will have a height of about four feet. A tire loader truck and one to two semi-trailers will also be stored at the lot during off hours.

The applicant would also like to add a small office trailer, to be used only while the transfer is taking place. The applicant has proposed either a temporary trailer which would typically be used at a construction site, or a shed built from a shipping container, with a door and windows added. The trailer will be able to hook up to the lot's existing electrical system and the applicants will use a portable toilet. The city has not required high aesthetic standards in the surrounding industrial area, particularly in lots like this which have limited or no public visibility, but typically a permanent structure is required. In this case, staff is comfortable with approving a temporary structure on a temporary basis, provided the Conditional Use Permit has a time limit.

The lot currently has a gravel surface. Paved surfaces are not required in the M-1 and M-2 districts if the lots are at least 200 feet from any residential use, but in some cases the Plan Commission has required in the past that lots which will be used by large vehicles be paved to prevent deterioration. In this case the applicant believes the transfer equipment would damage asphalt pavement and has suggested asphalt millings instead. He has stated that he would maintain the millings to prevent deterioration over time. If the Plan Commission approves asphalt millings it should include maintenance of them as a condition of the Conditional Use Permit.



Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends approval of Minor Site Plan Review for Tire Tech at 1505 Arcadian Ave. with the following conditions:

- The applicant will add screening slats to the existing fence by no later than December 31st, 2021.
- The applicant will cover the lot with asphalt millings or pave it with asphalt by no later than May 31st 2022.
- The Plan Commission should discuss whether to approve a temporary office trailer, and which option is preferred.
- All Engineering Department comments will be addressed.