



City of Waukesha
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Committee: Plan Commission	Date: 6/24/2024
Common Council Item Number: PC24-00537	Date: 6/24/2024
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.
Conditional Use Permit – Balanced Environments, 921 Silvernail Rd. – A request to use a portion of an existing outdoor storage yard for landscape supply	

Details: 921 Silvernail is zoned M-1 Light Manufacturing. A small office building, occupied by Patriot Fence, is located near the road. The rest of the property is a large gravel storage yard. Multiple businesses store cars, boats, semi-trailers, and various other equipment have been stored there.

The applicants, Balanced Environments, would like to operate a landscaping business from the property. They will use a portion of the rear yard, on the west side of the lot and immediately behind the main building, to store their trucks and equipment. They will build four bins for storage of mulch, topsoil, and other similar materials. The bins will each be 12' x 15' x 4' tall, made from concrete blocks. The bins storing topsoil will be covered with weighted tarps.

The adjacent property to the west is residential. Both properties developed as they are now, in the 1950's and 60's, in what was then the Town of Pewaukee. The applicants plan to repair the fence between the two properties. Staff is recommending that the gravel surface of the storage lot be covered with a dustless surface such as asphalt millings, at least in the area Balanced Environments will be using.

The Engineering Department comments for this project include a requirement to add sidewalk across the property. The Sidewalk Plan identifies the south side of Silvernail as "Not Built Low." If the Plan Commission would like to be consistent with the Sidewalk Plan the motion should call out that sidewalk is not required.

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

Financial Remarks:
 No financial impact to the City.

Staff Recommendation:

- Add a dustless surface (crushed asphalt or similar) to the portion of the storage yard that will be occupied by Balanced Environments.
- Engineering Department comments will be addressed.