



CITY OF WAUKESHA

Administration

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| Committee: Plan Commission | Date: 10/28/2020 |
| Item Number: PC20-0080 & PC20-0081 | 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: Public Hearing: U-Haul Moving and Storage, 925 Highway 164 - Conditional Use Permit with site plan. Addition of a large propane tank on the site for retail refilling of customer propane cylinders. | |

Details: The applicant is seeking approval of a Conditional Use Permit to allow a large propane storage tank at the Uhaul storage and rental facility at the intersection of Arcadian Ave. and Les Paul Parkway. The tank will sit on a fifteen foot by fifteen foot concrete pad. It will be thirteen feet tall, with a circumference of four feet. The tank will have a short steel circular crash barrier around it, with a circumference of about ten feet. A filling apparatus located at the edge of the concrete pad will be surrounded by concrete bollards, also for crash protection.

The application shows the tank located in the parking lot near the south end of the property, adjacent to Arcadian Ave. Staff requested that it be moved away from the street, closer to the north end of the property. This was both for aesthetic purposes, since the intersection is an important gateway into the city, and for safety reasons. The office is located near the south end of the lot, along with customer parking and much of the vehicle rental storage. Locating it near the north end will both reduce the aesthetic impact of the tank and will reduce the likelihood that it will be an obstacle to customers. As a compromise, the applicants have proposed locating the tank in the center of the parking lot near the rental truck storage lines. They believe this location will be screened by the stored vehicles, and will be easier for their limited office staff to manage than a space near the north end.

There is currently a zoning code enforcement case open on the property, for several temporary storage buildings which were installed in the parking lot earlier this year without Plan Commission approval, and for unpermitted temporary signs. The buildings were removed in July, but the signs are still there. Staff has requested that the violation be addressed immediately, ideally before the Plan Commission meeting.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff recommends approval of

- Unpermitted Temporary Signs will be removed immediately, at the latest prior to issuance of a Building Permit.
- The propane tank will be located either in the proposed location at the center of the parking lot, or closer to the north end of the property, at the Plan Commission's discretion.
- All Engineering Department, Fire Department, and Water Utility Comments will be addressed.