



City of Waukesha
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Committee: Plan Commission	Date: 5/25/2022
Common Council Item Number: PC22-0244	Date: 5/25/2022
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: Final Site Plan & Architectural Review, Groh Water Technologies LLC, 2417 Pewaukee Road – Proposed outdoor equipment storage lot.	

Details: Last year the applicant added gravel paving to a section of the property at 2417 Pewaukee Road, adjacent to the street. The property is zoned M-2 General Manufacturing and has a small building and two other existing gravel parking areas as well as a small service building. The new gravel section was previously lawn, with several trees.

At the time he added the gravel the applicant, Tim Groh, didn't realize Plan Commission approval was required for the work. After he was notified of the requirements, he submitted the application to bring the property fully into compliance. Groh Water Technologies provides water cleaning services. They will use the lot for storage of wood products, trailers, pipes, and water tanks.

The lot is paved with large-grain gravel, which the applicant believes will be dustless. Staff would like the gravel to be replaced with asphalt millings to make it fully dustless. He plans to add a six-foot chain-link fence around the exterior. The front section, facing Pewaukee Road, will be coated with black vinyl. The south side, facing the adjacent property, will be left uncoated. The fence will have a 26-foot gate facing the adjacent property and a 20-foot sliding gate facing Pewaukee Road. The applicant plans to add four white pine trees along the street-side, to provide landscape screening. He will also re-install a sign in the location where a previous occupant had one, and he will add flowers and mulch around the sign.

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

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for Groh Water at 2417 Pewaukee Rd. with the following conditions:

- All proposed alterations will be complete by no later than December 31st, 2022.
- Additional landscape screening, to be approved by staff, or screening slats, will be added along the south property line.
- Applicant will apply for a sign permit and, if necessary, an electrical permit before installing the proposed new sign.
- Gravel surface will be replaced with asphalt millings or another fully dustless surface.
- Applicant will provide a copy of a cross access easement with 2401 Pewaukee Road, also by no later than December 31st, 2022.
- All Engineering Department comments will be addressed, prior to the start of construction if applicable.