



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/27/2024
<b>Common Council Item Number:</b> PC24-0508	<b>Date:</b> 3/27/2024
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Minor Site Plan and Architectural Review – 220 S. Prairie Ave, Sorce Services – A request to approve plans to replace the truck scale near the entrance to the driveway of the building at 220 S. Prairie Ave.</b>	

**Details:** The applicant would like to replace an existing truck scale in the driveway at 220 S. Prairie Ave. Sorce Services is a trash transfer facility. Trash sorting takes place inside the building on the property, and dumpsters are stored in the yard behind and to the south.

Before driving into the building, full trucks are weighed on a scale which is built into the driveway near the entrance to the property. The existing scale is approximately 70 feet long by 10 feet wide, and is flush with the pavement. The applicants would like to remove that scale and replace it with a new one in the same location. They will remove the concrete surrounding the scale, replace the scale, and pour new concrete in its place. The scale will be located so it is half in, half out of the entrance gate, set back approximately 25 feet from the lot line.

The Engineering Department is recommending that sidewalk be added along the property as a condition of this project. The Sidewalk Plan categorizes the stretch of S. Prairie Ave. where Sorce Services is located as "Not Built-Medium" priority, which means sidewalk extensions are recommended when development work happens.

**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 the proposed scale replacement at 220 S. Prairie Ave. with the following conditions:

- Engineering Department comments will be addressed.
- Sidewalk must be added along the length of the property, to be completed before December 31<sup>st</sup>, 2024.

