



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Plan Commission	Date: 8/26/2020
Item Number: ID20-0950	Date: 8/26/2020
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Diane Gard, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Parking Lot, 402 Wisconsin Avenue, Consultation – Last fall, ADH Properties, LLC. received orders from the Building Inspection Dept. to pave or landscape their parking lot at 402 Wisconsin Avenue, where a concrete slab and a couple of large trees had been removed and the disturbed areas were filled with gravel. The owner has not yet made the improvements to the site and would like to discuss the issue with the Plan Commission.	

Details:
In the fall of 2019, the owner made changes to the site at 402 Wisconsin Avenue, including removing a concrete slab, removing two large trees, and then dumping gravel to fill the areas of disturbance, and expanding the parking area for the residential properties at this site. Staff feels these changes should not have been made without prior site plan review by the Plan Commission and have requested the owner apply for Site Plan Review. The zoning code requires driveways and parking shall be on a paved dustless surface. Staff feels with the changes made, the driveway and parking should now be paved, and a site plan, grading plan, landscape plan be provided for Plan Commission review to bring this site into compliance with the City code. The City is aware of drainage concerns in this area and want assurance that the drainage will be properly addressed. Other property owners in the area have had to do the similar improvements to their driveways and parking when making changes to their sites.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends the owner apply for Site Plan Review to remedy the alterations made and bring the site into compliance with the City code.

