



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 5/26/2021
Item Number: PC21-0036	Date: 5/26/2021
Submitted By: Doug Koehler, Principal 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: 1606-1610 Lincoln Avenue, Certified Survey Map - Proposed 2 Lot CSM with Lot 1, 4.7865 acres, containing the existing commercial improvements, and Lot 2, 3.4509 acres, to the west is vacant and will be a proposed truck lot after rezoning.	

Details: The applicants would like to divide the property at 1610 Lincoln Ave. into two separate lots. Lot 1 will include the existing gas station with its pumps and carwash. It will have an area of 4.78 acres. Lot 2, which is located in the rear of the property and is currently unimproved, will have an area of 3.45 acres. The applicants have proposed rezoning that portion of the site to M-2 General Manufacturing and using it for semi-truck parking and storage.

A sidewalk and cul-de-sac easement exists on the property at the current end of Lincoln Ave. The CSM currently indicates that that portion of the property will be dedicated to the city as right-of-way. It is possible this section of Lincoln Ave. will be extended at some point in the future to connect with the section further to the west, at which point the cul-de-sac will be unnecessary, so the Engineering Department has requested that that section remain with the property.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
Staff recommends approval of a Certified Survey Map for 1606-1610 Lincoln Ave. with the following conditions:

- All Engineering Department, Fire Department, and Water Utility comments will be addressed.

