



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 8/28/2024
<b>Common Council Item Number:</b> PC24-0566	<b>Date:</b> 8/28/2024
<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 – 405 Commerce St. – A request to approve plans to place an 8' diameter and 26' tall bulk storage tank along the north side of the industrial building at 405 Commerce Street.</b>	

**Details:** The applicant, Midwest Engineered Systems, is in the process of transitioning some of their operations to 405 Commerce St. from a location in Pewaukee. Their operations require a large tank to be added to the property to store argon. They would like to install the tank on the north side of the building, adjacent to the parking lot. The proposed tank will be cylindrical, made from white metal. It will be 26 feet tall and 8 feet in diameter. It will be set on a 430 square foot concrete pad, and a grey ventilation/pipe structure with a similar size will be located next to it. A chain link fence and bollards will surround both structures.

405 Commerce St. is located at the intersection of Pearl St. and Les Paul Parkway. The tank will be partially visible to traffic on both streets, but several mature trees near the corner will provide some screening.

The Engineering Department has noted that Commerce Street will be rebuilt in the near future. Sidewalk will be added at that time and the property owner will be assessed for it. They recommended that the applicant consider adding sidewalk now, but since it is identified as a low priority in the sidewalk plan, it is not a requirement.

**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 new argon storage tank apparatus at 405 Commerce St. with the following conditions:

- Engineering Department comments to be addressed. New sidewalk is recommended but not required.