



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 3/22/2022
<b>Common Council Item Number:</b> PC23-0373	<b>Date:</b> 3/22/2022
<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>Subject:</b> <b>Certified Survey Map – 1610 Lincoln Ave. – A two lot CSM encompassing approximately 8.3 acres of land at 1610 Lincoln Ave.</b>	

**Details:** The property at 1610 Lincoln Ave. has an area of approximately 8.3 acres. The front section is occupied by a BP gas station with a car wash and a truck wash. It is zoned B-5. The rear section is a large vacant lot. The rear section was rezoned from M-3 to M-1 Light Manufacturing in 2021. This CSM was approved at the same time but never recorded. Since more than one year has passed it needs to be re-approved before it can be signed and accepted by the County Register of Deeds.

Once recorded, the CSM will divide the property into two lots. Lot 1 will have an area of approximately 4.87 acres and will include the gas station, all of its pumps, the truck and car wash, and all parking areas which are actively used by gas station customers. Lot 2 will have an area of approximately 3.5 acres and will include the rear storage area plus its access to the street.

When the Rezoning and CSM were approved in 2021, the applicant also received Final Site Plan and Architectural review approval to pave and stripe the rear portion of the lot for semi-truck storage. A significant portion of the Hop-it Market's business in the past has come from truckers who use the wash and then park in the lot for several hours or up to a day or more. This is not permitted in the B-5 zoning district, but it is allowed in the M-1 district and would be an acceptable use for the rear section of the lot. The applicants have not yet completed the work identified in the approved Site Plan, and they have not used the rear section for truck storage. The Site Plan approval applies for two years, so the work must be completed as proposed by August 25<sup>th</sup>, 2023, or a new review will be required.

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

**Financial Remarks:**  
No financial impact to the City.

**Staff Recommendation:**  
Staff recommends approval of a Certified Survey Map to combine the lots at 300 W. Sunset Dr. and 316 W. Sunset Dr. with the following conditions:

- Engineering Department comments will be addressed.

