



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 11/17/2021
Item Number: PC21-0147	Date: 11/17/2021
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: Final Site Plan and Architectural Review, Burris Logistics, 900 Gale Street- Installation of two 50-ton storage liquid storage tanks	

Details:

The applicant, Burris Logistics, is looking to add two 50-ton liquid storage tanks on their property at 900 Gale Street. The property is zoned M-2, General Manufacturing District. Liquid storage tanks are a permitted use for the M-2 zone if they contain inflammable gases or liquids and do not exceed fifty thousand gallons. The liquid storage tanks will contain CO₂, which is inflammable. The CO₂ will be used to make dry ice. The applicant will be removing 1,500 square feet of pavement on the south side of their parking area, which will be replaced with a concrete pad that will be used to support the storage tanks. There is still sufficient parking on the site for visitors and staff, even with the removal of some parking spaces.

The tanks will be located on the south end of the building, due to the location of the dry ice machines inside the building. This will make it more accessible for the 15 feet of piping from the storage tanks to the dry ice machines. The liquid storage tanks will be white in color and approximately 34 feet in height and 10 feet in diameter. The applicant indicated that they would install a 6' tall chain link fence around the storage tanks and will have 6" bollards around the fence. This will protect the tanks from vehicles and people.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends the approval for the Final Site Plan & Architectural Review for 900 Gale Street, with the following conditions:



- All engineering and water utility comments to be addressed
- The applicant will provide additional landscape along the south lot line, to provide screening from the new tanks and the residential area to the south