



City of Waukesha
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Committee: Plan Commission	Date: 5/24/2023
Common Council Item Number: PC22-0385	Date: 5/24/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Final Site Plan and Architectural Review – 1217 S. Grandview, Badgerland Lawn & Landscaping, Inc. – Proposed site plan and grading changes to address storm water runoff issues at 1217 S. Grandview Blvd.	

Details: The applicant is seeking approval for alterations which have been made to the rear storage yard at 1217 S. Grandview over the past several years, as well as additional work to reduce stormwater runoff onto neighboring properties. The initial Site Plan for the property was approved in 2016, with several conditions.

The alterations began in 2016 and the City's code enforcement efforts began in 2018 when City staff discovered changes were not consistent with previous approvals. The unapproved alterations to the property are currently the subject of a lawsuit, and this application is intended to bring the property into compliance.

The site plan shows the changes which have already been made, plus addition of two dry wells in the landscape yard near the northwest corner of the property, along with several berms along the west property boundary. A berm running from the main building to a salt storage bunker, plus a row of concrete blocks running from the bunker to meet with a previously proposed berm, were added in response to the Plan Commission's comments at their meeting in April. The proposed changes are intended to reduce runoff onto the neighboring properties to the north and west.

In addition to the proposed changes, staff is recommending that the applicant be required to cover the gravel yard with a dustless surface such as asphalt millings. This was one of the requirements of the 2016 approval and has never been completed. Since there are several residential properties adjacent to this use the standard requirement based on the zoning code would be for the lot to be paved. Given the longstanding manufacturing character of the property though, staff believes an exception is appropriate in this case, as long as a dustless surface is provided.

Since some of these alterations have already been completed and the rest will not require a building permit, staff is recommending that the Plan Commission impose a deadline of no later than September 1st of this year. That deadline can then be incorporated as a condition of the City's lawsuit.

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

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for the rear storage yard for Badgerland Landscaping at 1217 S. Grandview Blvd. with the following conditions:

- The rear storage yard must be paved or covered with a dustless surface such as asphalt millings.
- The new berms must be restored with topsoil and seed to prevent future erosion.
- All proposed and required work must be completed by no later than September 1st, 2023.
- All Engineering Department comments must be addressed.