



City of Waukesha
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Committee: Plan Commission	Date: 5/24/2023
Common Council Item Number: PC22-0398	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 – 1610 Lincoln Ave. – Proposed site plan changes to the rear lot to allow for semi-truck parking and storage.	

Details: The applicant is seeking approval for alterations to the rear lot at 1610 Lincoln Ave. to allow it to be used for semi-truck parking and storage. A very similar site plan was approved in 2021 for the same purpose, but the work has not been completed. At that time in 2021 an application to rezone the rear section to M-1 Light Manufacturing was approved, along with a Certified Survey Map to divide the rear lot from the main property. The CSM was re-approved in March of this year, and it has since been recorded.

The gas station at 1610 Lincoln Ave. includes a separate carwash and truck wash building. In the past, a large share of the business's revenue has come from truck drivers. Since it is zoned B-5 drivers are not allowed to park or store their vehicles long-term on the main property. Vehicle storage is permitted in the M-1 district, so overnight and longer-term truck parking will be allowed in the rear lot.

The proposal is to add asphalt pavement to the whole rear lot. Light poles and six large landscape islands will also be added. The applicants will make minor repairs to the existing stormwater pond, but it does not need to be expanded to accommodate this change.

The site plan currently shows a set of bollards added around an existing electrical box in the middle of the parking lot. Staff is recommending that the closest landscape island be shifted so it lines up with the box, to make it easier for truck drivers to maneuver around it.

The applicants do not show any trash storage on this property, and it is assumed all trash will be stored in the existing dumpster enclosure on the gas station property. Since it is a separate property, staff has requested that the applicant provide a statement detailing how trash removal will be accomplished, to ensure that it will be cleaned up regularly and will not be stored in an exposed dumpster on the rear lot.

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 proposed new truck parking and storage yard at 1610 Lincoln Ave. with the following conditions:

- Lighting photometric plan must be extended to the property boundary. Light spillover at property boundaries must not exceed 0.5 footcandles.
- Light pole height may not exceed 20 feet with a four-foot base.
- Curb and gutter must be installed around the edges of the new parking area, and the parking lot must be striped for truck traffic.
- Shift the landscape island nearest to the existing electrical box so it lines up with the box.
- Trash and debris may not be allowed to accumulate on the property. Applicant will provide a statement detailing how trash will be removed regularly for storage in the dumpster enclosure at the Lincoln Ave. property. If trash will be stored long term in the truck parking area a new masonry dumpster enclosure will be required, to be approved separately.
- All Engineering Department comments must be addressed.
- Any modifications or additional submittals noted above or in the Engineering Department comments must be provided for staff approval before construction can begin.