



CITY OF WAUKESHA

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Committee: Plan Commission	Date: 7/28/2021
Item Number: PC21-0061	Date: 7/28/2021
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: Allied Resource Recovery, 1320 Anoka Avenue, Final Site Plan and Architectural Review – Proposed site changes to expand the outdoor storage yard and provide a new stormwater management facility.	

Details:

The applicant is looking to expand their outdoor storage yard by ½ an acre. The property is currently zoned M-1, Light Manufacturing District. The property is currently used as a storage and outdoor storage for Allied Resource Recover, Inc Dumpster. The site currently sits on a 2.06-acre parcel. There are residential dwellings to the west of the site, zoned RM-1 (Multi-Family Residential) with an alley separating them from the property. The property to the north of Allied Resource is zoned B-3, General Business District, while the properties to the east are zoned M-1. Based on the criteria in Chapter 32, the applicant will not need to add a storm water management area.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:
 Staff recommends approval of the Final Site Plan & Architectural Review with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- The gravel area on the site will be replaced with a dustless surface
- Additional landscaping will be provided along the west of the property to screen from residential dwellings

