



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.waukesha-wi.gov

Committee: Plan Commission	Date: 12/11/2019
Item Number: PC19-0118	Date: 12/11/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: School District of Waukesha, Butler Middle School, 310 N. Hine Avenue - Final Site Plan & Architectural Review	

Details: The applicant is seeking Final SPAR for an addition to Butler Middle School that will improve the south entrance, add new interior space, and reconfigure the parking lots. The change will make the school more secure, make the rear entrance more accessible, and make it possible for pickup and drop off to happen in a more orderly fashion.

The south entrance, which is currently below grade and provides access to the basement, will be raised up to enter at the level of the main floor, and an ADA ramp will be added. The applicant plans to move administrative offices to the new section of the building, expand the locker room area, and make other interior changes as well. The exterior of the new section will be partially grey brick and partially tan metal panels, with regularly spaced windows at each level. The entrance will be through a curved staircase, with an adjacent ramp.

In addition to the changes to the building, the applicant plans to reconfigure the parking lot. The drop off lane at the north entrance from Michigan Ave. will be removed, since that will become a secondary entrance. The other driveway entrance from Michigan Ave. will be configured for two-way traffic, to allow parents and teachers to go in and out of the main lot to the south of the building and a secondary lot along the west side of the building. The entrance from Hine Ave. will become a one-way entrance only for a separate driveway to accommodate buses and overflow teacher parking. The one-way driveway will extend along the full length of the lot near the south edge, from Hine Ave. to Moreland Blvd. Since the Moreland Blvd. median will prevent left turns the new driveway exit there will be right out only.

The plans show a new dumpster enclosure with galvanized metal fencing. The applicant believes the space constraints on the site make a masonry dumpster enclosure impossible. Staff has also asked the applicant to provide additional landscape screening along the south edge of the property between the school bus pickup lane and the adjacent residences.

Options & Alternatives:



Financial Remarks:

Staff Recommendation: Staff recommends approval of Final SPAR for Butler Middle School at 310 N. Hine Ave. with the following conditions:

- Dumpster enclosure will be made from masonry materials, with design and potentially location to be approved by staff.
- Additional landscape screening added along south property boundary, to be approved by staff.
- Lighting color temperature will not exceed 4000 k.
- All Engineering Department, Water Utility, and Fire Department Comments to be addressed.