



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 7/11/2018
<b>Common Council Item Number:</b> PC18-0071	<b>Date:</b> 7/11/2018
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Living Word Lutheran Church, CTH X &amp; Saylesville Road - Preliminary Site Plan &amp; Architectural Review</b>	

**Details:**  
 The Living Word Lutheran Church is proposing to construct a new church building across from West High School on the west side of Saylesville Road. They are proposing an approximately 8,500 sq. ft. bldg. on the 7-acre parcel. Access to the site will be from Donald Drive which is to be extended when the Monarch Subdivision development begins, until then, the Church is requesting to use a private driveway from the current terminus of Donald Drive. The site plan shows a storm water pond at the south end of the site, a 55 stall parking lot with potential expansion of another 100 stalls, outdoor playground and sports field, and a large area for future building expansion. There are several Water Main and Storm Water easements on the site. The landscape plan provides for mix of plantings around the new building and parking lot. The 8,500 sq. ft. building includes a worship space with seating for 140, along with offices, a kitchen, meeting room, and programing spaces for kids and teens. Architecture includes a mix of brick and vinyl siding with a wall of standing seam zinc siding. Several sets of skylights are used across the roof, and a metal canopy extends out from the main entrance. A generous amount of glass is used around the elevations, along with glass overhead doors on the east elevation. Staff feels that the south elevation should use brick at a higher level on the wall to match the other elevations and give a stronger masonry presence. Roof top mechanicals should be shown on the elevations and screened properly. A lighting plan and fixtures have also been submitted.

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

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
 Staff recommends preliminary approval of the plans with all City Department comments and concerns to be addressed.

