



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 12/11/2019
Item Number: PC19-0119	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, Les Paul Middle School, 325 Carroll Street - Final Site Plan & Architectural Review	

Details: The applicant is seeking Final SPAR for their plans to reconfigure the main entrance and offices at Les Paul Middle School and rebuild the cafeteria. The changes will improve school security, by limiting access to one main entrance, and will make the cafeteria more accessible. The cafeteria is located in the front of the school building. The applicants received a variance from the Board of Zoning Appeals on November 4th to allow it to be built within the street yard setback.

The existing cafeteria is partially underground, and the only handicap accessibility is through the basement. This renovation will bring it up to the level of the first floor. It will have a height of roughly two stories but will be fully open inside. The exterior of both the cafeteria and the office/entrance area will be black colored brick. The west wall of the cafeteria will have floor to ceiling windows, which will continue around the corner adjacent to the street. The plans for the north wall currently show very little architectural detail, aside from a soldier course in the brick. The applicant is working on some improvements to give it more interest.

The applicant has also submitted a Landscape plan which shows new trees in the parking lot landscape islands and new plantings along the border with the sidewalk. New lighting mostly complies with city standards but should have a color temperature of no more than 4000k. The building's dumpsters are currently stored outside, with no enclosure. The applicant is hoping to add some screening rather than a full dumpster enclosure.

Options & Alternatives:

Financial Remarks:



Staff Recommendation: Staff recommends approval of Final Site Plan and Architectural Review for Les Paul Middle School at 325 Carroll St. with the following conditions:

- North wall of new cafeteria will be improved to show more architectural detail.
- Trash will be stored in a masonry dumpster enclosure.
- Lighting color temperature will not exceed 4000k.
- All Engineering Department, Fire Department, and Water Utility comments will be addressed.