



**CITY OF WAUKESHA**

**Administration**

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

<b>Committee:</b> Plan Commission	<b>Date:</b> 5/11/2016
<b>Common Council Item Number:</b> PC#16-0062	<b>Date:</b> <a href="#">Click here to enter a date.</a>
<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> H.A.W.S., 701 Northview Road – Final Site Plan & Architectural Review	

**Details:** The Humane Animal Welfare Society of Waukesha County is seeking Final Site and Architectural Plan approval for a building addition and parking lot expansion for their facility located at 701 Northview Road. The addition will be 4,828 square feet and will be onto the southwest corner of the existing building.

The addition will feature materials matching what is found on the existing building, including split face CMU and Cedar siding. The pitched roof will have three-tab asphalt shingles to also match existing. The addition will also have six (6) new overhead doors on the south elevation. These are on the rear of the building and will not be visible from Northview Road. The west elevation will also take design elements from the existing, including numerous windows. There will be a small amount of EIFS as an accent material around the new door on this elevation.

The site plan modifications include 25 new parking stalls onto the south end of the parking lot and the addition of a 24' x 24' pavillion near the existing dog run. The pavillion will be on a concrete slab and will incorporate materials from the main building. There will be new foundation plantings along the west addition and a small grass area with a new tree on the east side of the addition.

**Options & Alternatives:**  
 The Plan Commission could request additional site or architectural modifications.

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



**Staff Recommendation:**

Staff recommends approval of the Final Site and Architectural Plans for HAWS, located at 701 Northview Road, subject to Engineering Comments.