



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/25/2020
Common Council Item Number: PC20-0017	Date: 3/25/2020
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: Waukesha School District, Dumpster Enclosures – Final Site Plan & Architectural Review	

Details: At its December 11th, 2019 meeting the Plan Commission approved Final Site Plan and Architectural Review for renovations to three Middle Schools and South High School. The renovations will improve security at all of the schools by consolidating traffic through the main entrances and the administrative offices. The project will also involve additional improvements, including a new cafeteria at Les Paul Middle School and improved parking lot circulation at Butler Middle School. All of the projects received building permits earlier this month.

All three middle schools currently store their trash in dumpsters without any enclosures. The Plan Commission included a condition as part of its approval in December that the applicant would bring back plans showing new masonry dumpster enclosures or making a case for an alternative solution. This application is intended to meet that condition.

The proposed dumpster location for Butler Middle School is along the south side of the building, so the north side of the enclosure is the building wall. The east side, facing the parking lot entrance, will be made from masonry materials. The west side will connect to a separate enclosure for the building's mechanical units, which will have its own chain link fence and will be protected by bollards. Staff feels that this is an acceptable solution.

At Les Paul Middle School the dumpster will be located in a large, fenced-in area which will also include the transformer and other mechanical units. The entrance to this space will be large enough to make crashes with garbage trucks or other vehicles unlikely. The alternative proposal shows a masonry dumpster enclosure entirely within the fenced-in space. Staff feels that this is unnecessary, and the preferred proposal will be adequate as long as a solid fence is used for better durability and reduced visibility.

The proposal for Horning Middle School is a shared masonry dumpster enclosure for both the middle school and Banting Elementary, which is located next door and shares the parking lot. The applicant has requested that this proposal not be required, since it will significantly increase project costs and they feel that the scale and location of the project do not justify it. Staff feels that the proposed enclosure should be included as a requirement, since the applicant has not been able to provide any other viable solution.



Options & Alternatives:

Financial Remarks:

Staff Recommendation:

- Staff recommends approval of the proposed enclosure for Butler Middle School at 310 N. Hine Ave.
- Staff recommends approval of the preferred alternative enclosure (Option A) for Les Paul Middle School at 325 Carroll St., with the condition that the enclosure will be screened with a solid fence.
- Staff recommends approval of the proposed dumpster enclosure for Horning Middle School at 2000 Wolf Rd., and inclusion of the proposal as a requirement for final approval of the project.