



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: 7/22/2020
Item Number: PC20-0033	Date: 7/22/2020
Submitted By: Doug Koehler, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Diane Gard, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Ethnos 360 Bible Institution, 915 N. Hartwell - Final Site Plan & Architectural Review – Proposed expansion to the parking lot off of Hartwell to provide an additional 33 parking spaces.	

Details:

Ethnos 360 Bible Institution is requesting to add additional parking to their existing parking lot, located at 915 N. Hartwell Avenue. They are proposing to build a new 11,059 sq. ft. parking lot, as well as adding two additional stalls to the already existing 4,500 sq. ft. parking lot. The property is zoned RM-3, but the current land use is Institutional. Under the RM-3 zone, there is a 25-foot setback requirement from the street. Under the Institutional zone, there is also a 25-foot setback requirement, but the setback can be reduced to 10 feet if a berm is in place. Plan Commission has discretion to adjust the setbacks if appropriate. The total Acreage of the site is 9.907 Acres.

The new parking lot will have 38 total parking stalls, while the existing lot will add 2 more spaces for a total of 16 stalls. To create one larger lot with 54 total parking spaces. They will also be replacing the 2,026 sq. ft. driveway leading to the new parking lot. Two landscape islands will be installed in the new parking lot. The required square footage of these islands needs to be at least 650 sq. ft. and they are providing a total of 785 sq. ft. which meets the City's code requirements. There will be a catch basin installed and tied into the existing basin on site. Lastly, they will be installing a new 5x150 foot sidewalk, leading from the parking lot, extending north to the dorms.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
 Staff recommends approval for the Final Site Plan & Architectural Review for 915 N. Hartwell with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- Allow a 10' street setback for the parking lot.



- Require more robust landscaping between the parking lot and street edge rather than a berm to include a row of trees and heavy landscape, to be approved at a staff level.