



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 7/11/2018
Common Council Item Number: PC18-0071	Date: 7/11/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Living Word Lutheran Church, CTH X & Saylesville Road - Preliminary Site Plan & Architectural Review	
Details: <p>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 is currently proposed Donald Drive to the north, 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. Staff recommends the driveway come from the south at the lighted intersection across from West High School. The developer of Monarch Subdivision is looking to create a new plat for the subdivision in a different configuration, which would result in the removal of the public street to this intersection, but has indicated a desire to make the improvements at the intersection to provide driveway access for the Church. The site plan shows a storm water pond at the south end of the site, an 82-stall parking lot with potential expansion to the south, an 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.</p>	
Options & Alternatives: Click here to enter text.	
Financial Remarks: Click here to enter text.	

Staff Recommendation:



Staff recommends final approval of the plans with all City Department comments and concerns to be addressed and the driveway to be relocated to the south providing direct access from the controlled intersection with Saylesville Road.