



City of Waukesha
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Committee: Plan Commission	Date: 12/13/2023
Common Council Item Number: PC23-0477	Date: 12/13/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Minor Site Plan and Architectural Review – 225 Carroll St. and 223 Maple Ave.– A request to add lighting to the parking lots behind the Carroll St. Apartments and the Fischer Center.	

Details: The Carroll St. Apartments at 225 Carroll St. are university owned student housing. Resident parking is provided in a small lot in the rear of the building with space for approximately thirty cars. The university would like to add parking lot lights on poles to increase safety for its residents. 223 Maple Ave., the Fischer Center, was recently purchased by Carroll, and the University is currently using the rear parking lot for student parking. They would like to add

The lights will be mounted on 15' bronze-colored poles with a 2' concrete base. They will have a 4,000 k color temperature and they will be oriented straight down to prevent spillover to neighboring properties. Several single family homes border the apartments on the north side of the parking lot. The lights will all be located along the south side of the parking lot, so they will not have any impact on the residences. The Maple Ave. lot is not adjacent to residential.

The photometric plan as it is currently submitted for the Carroll Apartments lot does not extend to the south landscape buffer immediately behind the lights, so it is unclear whether there is any spillover at that boundary. The parking lot backs up to the railroad right of way on the south side, and a Carroll University classroom building behind that, so the impact will be minimal. The photometric plan for the Maple Ave. lot does show spillover exceeding the maximum in the code, but the adjacent property is also a Carroll University owned parking lot, with no visible boundary between them.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
No financial impact to the City.

Staff Recommendation:

Staff recommends approval of Minor Site Plan and Architectural Review for the Hope Center's updated landscape plan with the following conditions:

- Provide a photometric plan extended to the south property boundary, facing the railroad right of way. Light spillover may not exceed 0.5 footcandles at the lot line.