



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 10/23/2024
<b>Common Council Item Number:</b> PC24-0613	<b>Date:</b> 10/23/2024
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Final Site Plan &amp; Architectural Review – 1052 White Rock Avenue – A request to rezone approximately 3.62 acres of land from Rm-3 Multi-Family Residential to I-1 Institutional zoning district at 1052 Whiterock Avenue.</b>	

**Details:** The Plan Commission approved Final Site Plan and Architectural Review and a Certified Survey Map in April for updates to the parking lot and playground at Trinity Evangelical Lutheran Church and school. That work has now mostly been completed. After the project was approved, school staff determined that they would like the fence facing Baxter Street to have a six foot height rather than four feet.

The school playground is located in and next to the parking area facing Baxter, and the applicants believe a six foot fence will be better at preventing balls from bouncing into the street than a four foot one. They are proposing a chain link fence with a black coating, otherwise identical to the fence in the previously approved site plan. The only difference will be a six foot rather than four foot height.

A minor change like this normally could be approved at the staff level and not brought back to the Plan Commission. Unfortunately though, Trinity Lutheran currently has residential zoning. In residential zoning districts fences in street yards are not allowed to exceed a height of four feet. Churches and schools are Conditional Uses in the Rm-3 district, so Trinity could apply to alter the fence as an update to their Conditional Use Permit, but they have opted to request rezoning instead.

Rezoning the property to I-1 Institutional will make the church and school Permitted uses and will hopefully prevent any future expansions or alterations from causing similar problems. The I-1 district is intended to be the typical classification for churches and schools, particularly well established ones like Trinity Lutheran. The property is identified in the Comprehensive Plan as a Civic and Institutional land use, so I-1 zoning would be consistent.

If the rezoning is approved, the proposed change from a four foot to a six foot fence will be added to the previous Site Plan and Architectural Review approval as a minor update.

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

**Financial Remarks:**  
 No financial impact to the City.

**Staff Recommendation:**

Staff recommends approval of rezoning Trinity Evangelical Lutheran Church at 1052 White Rock Ave from Rm-3 Multi-family Residential to I-1 Institutional District.