



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 10/11/2017
<b>Common Council Item Number:</b> PC17-0097	<b>Date:</b> 10/11/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> Salvation Army Parking Lot, Madison Street – Final Site Plan & Architectural Review	

**Details:**  
 Salvation Army is requesting approval of a small 8 stall employee parking lot. The lot is located at the back of their property off of Third Street. This parcel was rezoned from Rm-3 to I-1 Institutional in 2017. The property was combined with the main Salvation Army via CSM in September of this year. Since parking is an accessory use in the I-1 zoning district, it needed to be on the same parcel as the principal use, which in this case is the Salvation Army building.

The City's zoning ordinance requires a 25 foot setback between a parking lot on an institutional use that abuts a multi-family district, which is the case here. However the Plan Commission has the authority to authorize a modification, reduction, or waiver of the minimum parking requirements if they should find the nature of the use or other exceptional shape or size of the property, or other factors would justify that decision. In this situation the parking lot abuts another parking lot for an adjacent multi-family apartment building and there is a significant grade change and some vegetation that screens this from the apartment property, so staff feels this warrants a reduction in the parking lot setback to allow the proposed 5 foot setback. There will also be a 10 foot wide area for landscape screening between the lot and 3<sup>rd</sup> Street.

**Options & Alternatives:**  
 The Plan Commission could require additional setbacks, which given the grades and size of the parking area would make the lot infeasible. The Commission could also require additional screening material.

**Financial Remarks:**  
[Click here to enter text.](#)

**Staff Recommendation:**  
 Staff recommends approval of the employee parking lot for Salvation Army, subject to Engineering Comments.



