



City of Waukesha
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Committee: Plan Commission	Date: 5/25/2022
Common Council Item Number: PC22-0243	Date: 5/25/2022
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.
Subject: Minor Site Plan & Architectural Review – Good Times Summer Day Camp, 443 Merrill Hills Dr.	

Details: The existing pool building at Good Times Summer Day Camp has an area of roughly 7,000 square feet and includes locker and changing room areas, concessions, mechanical and storage space, and a small office. The applicants would like to add a new three season room onto the first floor of the building, expanding into the existing pool deck area. They also would like to build a new addition onto the second story of the building.

The first floor three-season room will have an area of just under 700 square feet and will have access to both the pool deck and internally to the office and concession area. It will provide an indoor space for children at the camp to use during rainy days. The second story addition will include three activity rooms, also primarily for rainy day use, and a small office, with a total area of approximately 2,200 square feet. Outdoor staircases on either side of the addition will provide access from the second story to the pool deck.

The exterior of the existing building is mostly split faced masonry. The addition will have LP board siding, colored grey and horizontally oriented on the first floor, and colored brown and vertically oriented on the second floor. A roof deck, accessible from the office space, will overlook the pool deck above the first-floor addition.

Since the expansion will be entirely over existing impervious pool deck surface, there is no requirement for stormwater management, additional landscaping, or any other site work. As a result of the expansion the entire building will need to be sprinklered.

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 with the condition that all Engineering Department and Fire Department comments will be addressed.