



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 8/23/2017
Common Council Item Number: PC17-0075	Date: 8/23/2017
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: The Salvation Army, 445 Madison – Certified Survey Map	

Details:

The applicant is seeking approval of a Certified Survey Map for the Salvation Army location at 445 Madison Street. The CSM will combine the existing Salvation Army parcel, which has an area of 1.55 acres, with a currently vacant parcel immediately to the south on Third Street. That parcel has an area of 0.17 acres, so the combined property will have a total area of 1.70 acres. The vacant parcel currently does not have a sidewalk, so a 150 square foot strip along the street will be dedicated for public use.

The combination is part of a process that will allow the Salvation Army to expand its parking lot. Parking lots are permitted as an accessory use but not as a principal use, so the new lot will need to be located on the same parcel as the main building. A rezoning for the smaller parcel from RM-3 to I-1 received Plan Commission approval on May 11, 2016 and Common Council approval on June 7, 2016. The applicant has not submitted a site plan for the new parking lot at this time, but they will need to do so before they can build it.

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

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

Staff Recommendation:
Staff recommends approval of the Certified Survey Map for the Salvation Army property at 445 Madison Street.

