



City of Waukesha
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Committee: Plan Commission	Date: 8/24/2022
Common Council Item Number: PC22-0281	Date: 8/24/2022
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 and Architectural Review – 433 Merrill Hills Road, Good Times Day Camp Open Air Structure – Proposed new open-air structure to be located east of the parking lot, this will replace tents used to provide shade and shelter to campers.	

Details: In May the Plan Commission approved plans to build an addition onto the pool house building at Good Times Day Camp. The purpose of the addition was to provide shelter for Day Camp attendees during bad weather. The camp currently uses rented tents for storm shelter. As part of the May approval the Fire Marshall noted that the addition would increase the size and use capacity of the building to the point where a sprinkler system would be required. The cost of adding a sprinkler system plus generally high construction costs made the previous proposal unfeasible, so the applicants have proposed a separate, open shelter instead. They are no longer planning to make any alteration to the pool building.

The new structure will be located between the camp's east parking lot and a large soccer field. It will have an area of roughly 2,500 square feet and will be two stories high. Both levels will be entirely open-air, enclosed by a roof and railings only. Two staircases will provide access to the second level. At the corners on the first level will be two small, enclosed storage spaces. The entire structure will be made from wood, with a shingle roof. The structure is at the center of the Day Camp property, which is very well screened by wooded areas on all sides, so it will have little or no visibility from surrounding areas.

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 a new open shelter building at Good Times Day Camp, 433 Merrill Hills Road with the following conditions:

- Fire Department and Engineering Department comments will be addressed.