



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/27/2016
Common Council Item Number: PC15-0260	Date: Click here to enter a date.
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: La Casa de Esperanza Charter School – 410 Arcadian Avenue, Preliminary Site Plan & Architectural Review	

Details:
 La Casa is proposing a three story addition to their existing building at 410 Arcadian Avenue to accommodate a Charter School. The addition will extend north along Caroline Street with parking located in the rear of the building. The site will include a redesigned parking lot with 38 parking spaces as well as a circular drop off/pick up lane. Additional parking is proposed across Arcadian Avenue along the east side of the railroad tracks. The site plan indicates some landscaping along Caroline Street and within the parking area. Additional landscaping should be added along the street façade and within the parking areas. The entrance tower portion of the new building encroaches approximately four feet into the 25 foot setback along Caroline Street. Given the residential land use across the street, the 25 foot setback should be met along the entire length of the new façade. On the northern end of the site, the entrance to the parking area uses the Concordia Avenue public right-of-way. The two homes on the north side Concordia Avenue use this ROW to access their property. The applicant indicated that both of these homes are owned by La Casa, but this needs to be verified. As part of this development, the Concordia Avenue public right-of-way should be vacated and include access easements for the two residential properties. The applicant should also indicate the long range plans for the two residential properties. As submitted, the upper level of the building facade is primarily EFIS with little architectural detailing. Additional detail should be incorporated in the façade design, particularly around the windows and in the tower element. The applicant also needs to provide additional detail identifying the location of transformers and mechanicals.

Options & Alternatives:
 The Commission could hold approval until more details are provided on the overall plan.

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



Staff Recommendation:

Staff recommends approval of the preliminary plans with the conditions that the building meets the required set back along Caroline Street, the transformers and mechanicals are properly located and screened from public view. Additionally, the applicant shall work with staff to incorporate additional architectural detail, incorporate additional landscaping along the street elevation and within the parking areas, resolve the Concordia Avenue details, , provide a long range plan for the two residential properties north of Concordia Avenue, and address all comments and concerns from the Engineering Department, Water Utility and Fire Department.