



City of Waukesha
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Committee: Plan Commission	Date: 12/14/2022
Common Council Item Number: PC22-0339	Date: 12/14/2022
Submitted By: Doug Koehler, City 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: PC22-0339- Final Site Plan & Architectural Review- 2031 Meadow Lane- The Learning Experience- Request to approve final plans for a new 10,080 sq. ft. childcare facility to be located on Meadow Lane between the Goodwill Store and the Avid Hotel	

Details:

The applicant is looking to build a 10,080 sq. ft. childcare facility located at 2031 Meadow Lane. The property is zoned B-5, Community Business District. The building consists of eleven rooms for ages six weeks to five years old. A 4,400 sq. ft. fenced play area will be built at the south end of the property. The fence will be 6' tall and will surround the entire play area. Parking will also be added along the west and north side of the property. The applicant indicated that a parking agreement with the Avid Hotel will be provided to add additional parking spaces. There will be a 4' high fence provided along the east and west sides of the building.

The building will have a masonry base on all sides. There will be a mix of brick and eifs on the north, west, and east elevations. The south side that faces the playground and stormwater pond will consist mostly of eifs. The north elevation will serve as the main entrance to the building and will have signage and an awning over the entrance. There will also be signage at the top of the building on the east elevation. Rooftop mechanicals will be below the roofline of the building and not visible from the street.

The colors of the building will be a mix of tan, grey, and natural masonry/brick. Landscaping will be provided by the front entrance and parking stalls on the north and west side of the building. The applicant will provide a masonry dumpster enclosure in the southwest corner in the parking area.

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

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

Executive Recommendation:
Staff recommends approval for the Final Site Plan & Architectural Review at 2031 Meadow Lane with the following conditions:

- All engineering, fire department, and water utility comments be addressed
- A parking agreement to be provided between the Avid Hotel and The Learning Experience

