



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.ci.waukesha.wi.us

Committee: Plan Commission	Date: 4/24/2019
Common Council Item Number: ID#19-0514	Date: 4/24/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Lawrence School, 3011 Saylesville Road – Final Site Plan & Architectural Review	

Details: The applicant is seeking approval of Final Site Plan and Architectural Review for their plans to add a new section onto the Lawrence School daycare facility at 3011 Saylesville Road. The addition will have an area of roughly 10,000 square feet, and it will contain eight new classrooms, a large storage space, and a breakout area. It will connect to the existing building at its northeast corner, and will extend northeast along the edge of the parking lot. The new building will require removal of nine parking spaces, but the sixty remaining spaces will exceed the minimum requirement.

The new building is designed to match the style of the adjacent section of the facility in terms of both dimension and materials. The siding will be white vinyl to match the existing addition, with a brick veneer around the north and west sides, facing the parking lot. The east side will be partially screened by an elevation change and will not be visible from any street or neighboring property. The applicant also plans to add landscaping around the exterior of the new addition.

As part of the addition the applicant also plans to remove a section of concrete from an outdoor play area in the rear yard of the property and replace it with grass. There are several other existing play areas on the property, including a fenced in space immediately to the north of the existing building, adjacent to the parking lot and the proposed addition.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff Recommends approval of Final Site Plan and Architectural Review for the addition to the Lawrence School at 3011 Saylesville Road with the following condition:

- All Engineering Department, Water Utility, and Fire Department comments will be addressed.