



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 2/26/2020
Plan Commission Item Number: PC20-0001	Date: 2/26/2020
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
Assembly of Pentecostal Church of Jesus Christ, 1013 N. Hartwell Avenue - Minor Site Plan & Architectural Review	

Details: The applicant is seeking approval of Minor Site Plan review for their plans to modify the siding and make some other small changes to the exterior of the Pentecostal Church of Jesus Christ at 1013 N. Hartwell Ave. The existing dilapidated wood siding will be replaced with grey EIFS siding. The siding around the base of the walls will already be grey cement stucco. The replacement is already complete in several places. The applicant will paint the stucco a darker color from the EIFS section and white trim will be added to break up the wall. The EIFS will also have vertical and horizontal reveal joints.

The applicant also plans to replace three windows, two facing the railroad track and one on the second floor, with glass block windows for improved security. They will repaint the outdoor stairs, relocate an existing canopy, and make several other minor changes to improve the appearance of the building. They will add two planter boxes and a bench near the front entrance of the church in lieu of more extensive landscaping, since they believe there is not enough room for it on the lot.

The Engineering Department noted that the parking lot entrance is in an unsafe location behind the railroad crossing gates, and suggested that the church should pursue an easement agreement with one of the adjacent properties to allow access through a nearby driveway. Staff strongly encourages the applicant to find a solution to this issue, but it is not a requirement since no changes to the lot are proposed and since the existing driveway is the only access to the lot.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff recommends approval of Minor Site Plan Review for the Assembly of Pentecostal Church of Christ at 1013 N. Hartwell Ave. with the condition that all Engineering Department, Fire Department, and Water Utility comments will be addressed.