



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 12/13/2017
<b>Common Council Item Number:</b> PC17-0112	<b>Date:</b> 12/13/2017
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <a href="#">Click here to enter text.</a>
<b>Subject:</b> <b>Serenity health Care, 1708 Paramount Court – Final Site Plan &amp; Architectural Review</b>	

**Details:**  
 The owner of Serenity Health Care, a new business to Waukesha at 1708 Paramount court, had an addition to the parking lot installed, apparently there was a breakdown in communication with their contractor and the needed site plan and architectural review by the Plan Commission never occurred. The Parking Lot has been installed, so this is an after the fact review to be sure all of the Plan Commissions standards are being upheld on the new parking lot.  
 The parking lot addition does not have curbing or landscaping at this time, but the submitted plan calls out the installation of both curbing and landscaping to the new lot. The parking lot has been installed approx.. 10 feet from the right-of-way, when 20 feet is the minimum in this M-3 district. With appropriate landscaping staff feels the Plan Commission may be comfortable allowing the 10-foot setback, similar to what is found in the commercial districts.

**Options & Alternatives:**  
 Require a section of the new parking lot be removed to meet the 20-foot minimum setback.

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

**Staff Recommendation:**  
 Staff recommends approval of the parking lot, with heavy landscaping to offset the less than typical setback for this district.

