



City of Waukesha
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Committee: Plan Commission	Date: 4/27/2022
Common Council Item Number: PC22-0234	Date: 4/27/2022
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review:
Subject: Conditional Use Permit – Fox River Community Center, 831 W. Moreland Blvd. A request for a Conditional Use Permit from Fox River Christian Church to operate a church in the former Gold's Gym space at 831 W. Moreland Blvd.	

Details: The Fox River Church has several campuses throughout the area, with its main location on Lawnsdale Road in the Village of Waukesha. The church would like to use the space 831 W. Moreland Blvd. as a Community Center. The use will include regular Sunday services, as well as individual and group counseling and classes during the week. Group counseling includes programs for mothers and students, grief and divorce counseling, and the Celebrate Recovery program which received a Conditional Use Permit several years ago to operate at 1721 Northview Rd. Celebrate Recovery will relocate to this space. Most counseling and classes will take place during evening hours. Additionally, the property will be used for weddings, funerals, and other similar events.

The shopping center was divided into two parcels last year, with the intention of selling 831 W. Moreland, the former Gold's Gym, for redevelopment. The church won't need to alter the building significantly, and the parking in front of it will still be available to church users. However, staff recommends that the applicants provide a shared parking agreement with the rest of the shopping center. The property boundaries are not obvious on the ground, so shared parking will happen whether or not an agreement is in place, and staff feels that the two users should agree on mutually acceptable guidelines for it.

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

Financial Remarks:
No financial impact to the City.

Staff Recommendation:
Staff recommends approval of a Conditional Use Permit for the Fox River Church at 831 W. Moreland Blvd with the following conditions:

- The applicants will provide copies of a shared parking agreement with the rest of the Moreland Plaza shopping center.
- All Engineering and Fire Department comments will be addressed.

