



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: 7/13/2016
Common Council Item Number: PC16-0044	Date: 6/8/2016
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: La Casa de Esperanza Charter School, 410 Arcadian Avenue – Final Site Plan & Architectural Review	

Details:
La Casa is proposing a three story addition to their existing building at 410 Arcadian Ave. for a Charter School. The addition will extend north along Caroline street. Included with this addition will be a reworking of the parking lot to provide 38 parking spaces as well as a circular drop off/pick up lane and new landscaping for the site. A portion of the new building encroaches about 4 feet into the 25 foot setback along Caroline Street, a variance has been acquired from the Board of Zoning appeals to allow the encroachment. Details are needed concerning a required access easement with the neighbor to the north along the proposed to be vacated Concordia Avenue. A CSM will be needed to bring the current residual parcels into one lot.

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

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

Staff Recommendation:
Staff recommends approval of the final plans with the condition that the proposed street vacation of Concordia Avenue goes through, a new CSM is filed combining all residual parcels into one lot and includes shared access easements with the neighbor to the north, and all comments and concerns from the Engineering Dept. Water Utility and Fire Dept . are addressed.

