



City of Waukesha
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Committee: Plan Commission	Date: 9/28/2022
Common Council Item Number: PC22-0303	Date: 9/28/2022
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: Click here to enter text.
Subject: Final Site Plan and Architectural Review – 101 W. Broadway – A request from the Hope Center to approve site changes including a new garage.	

Details: The Hope Center is moving from its current location at 502 N. East Ave. one block north to 101 W. Broadway, formerly a Chase Bank branch. The new location will allow the organization to provide a broader range of services to the community.

As part of the relocation, the applicants would like to replace a portion of the existing parking lot with lawn and add a new garage building near the south end of the property. The lawn will encompass most of the area which currently makes up the driveway for the bank's drive through lanes. It will include both grass and several new landscape areas. The rest of the parking lot will be resealed, striped, and patched as needed.

The garage will have composite board siding and will have overhead doors facing both westward into the main parking lot and eastward into a smaller driveway to the east. Due to the expansion of the lawn the two driveways will no longer be connected except through the garage. A smaller overhead door on the north side will open to a storage area for lawn maintenance equipment.

The garage will have several bump-ins, a hip roof, and dormers on each side to give it architectural interest. On the south side, which would otherwise be a mostly blank wall, the applicants plan to add painted wood shutters. The drive through canopy will remain and will be used as a shelter for an outdoor seating area. The siding on the canopy will be replaced with boards to match the siding on the garage.

The property has an existing dumpster enclosure with cedar siding boards which are fairly worn out. The enclosure is located in the parking lot, with nothing to prevent it from being damaged by vehicles. One of the planned uses of the former bank building is for serving food for people in need, which will most likely produce more trash than the bank did. Staff has suggested that the enclosure should be replaced with a masonry enclosure. Instead of requiring the masonry to match the main building staff has suggested that the applicant might use smooth faced block and then add siding to match the garage. Instead, the applicants have proposed keeping the existing enclosure and just replacing the boards to match the garage. If the Plan Commission determines that this is appropriate staff feels that bollards should be added to protect it.

Options & Alternatives:

Click here to enter text.

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Final Site Plan and Architectural Review for the Hope Center at 101 W. Broadway with the following conditions:

- The dumpster enclosure should be replaced with either a new masonry enclosure or with new boards protected by bollards, at the Plan Commission's discretion.
- Lighting color temperature may not exceed 4000k.
- All Engineering Department and Fire Department comments will be addressed.