



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 1/23/2019
Common Council Item Number: PC18-0163	Date: 1/23/2019
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
Subject: Waukesha County Courthouse, 515 W. Moreland Blvd. – Final SPAR	

Details: The applicant is seeking Final Site Plan and Architectural Review for their plans to demolish and expand a section of the Waukesha County Courthouse complex. The existing building is located at the center of the complex and contains a prisoner holding area and the intake court. The new building, which will have four stories and an area of about 62,000 square feet, will include the holding area and intake court, along with seven additional court rooms. The southern section, with the prisoner holding area, will be built in the first phase. The north section, including all of the court rooms, will be built in the second phase, which the contractor plans to begin by June of 2020.

The structure's exterior will be precast concrete, colored to match the rest of the courthouse complex. The west side will include regularly spaced windows, which will provide natural light for the court offices. The east side will feature floor to ceiling windows into hallways on each level. The north and south sides will connect to the rest of the courthouse and the jail respectively. Two rooftop mechanical units will be located on the roof of the southern section of the building. The applicant does not plan to include any screening for them since they are fully screened by the rest of the building.

The plans show a new driveway along the east side of the building to allow the sherrif's department to access a storage area in the south portion of the addition. The driveway will eliminate a small patio area, so the applicant plans to add several new trees and increased landscaping in the areas around it.

Options & Alternatives:

Financial Remarks:



Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for the addition to the Waukesha County Courthouse at 515 W. Moreland Blvd. with the following conditions:

- All Engineering Department, Fire Department, and Water Utility comments will be addressed.
- If construction of the second phase has not begun within two years, or if any substantial changes are made to it, the applicant will need to re-submit plans for Plan Commission approval.