



**City of Waukesha**  
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<b>Committee:</b> Plan Commission	<b>Date:</b> 2/26/2025
<b>Common Council Item Number:</b> PC25-0010	<b>Date:</b> 2/26/2025
<b>Submitted By:</b> Doug Koehler, Principal Planner	<b>City Administrator Approval:</b> <a href="#">Click here to enter text.</a>
<b>Finance Department Review:</b> <a href="#">Click here to enter text.</a>	<b>City Attorney's Office Review:</b> <a href="#">Click here to enter text.</a>
<b>Final Site Plan and Architectural Review – 2222 Michigan Avenue, Waukesha North High School – A request to approve plans for the implementation of a City flood mitigation project in the area of Waukesha North High School, including the relocation of a ditch and creation of new detention facility on land currently owned by the school district located west of the school along Michigan Avenue.</b>	

**Details:** The applicant for this project is the City of Waukesha Public Works Department. This proposal is part of an ongoing project to improve flood mitigation facilities on the west side of the City, along University Drive. An existing drainage ditch, which is maintained by the City, runs through the North High School property. The ditch is undersized and needs to be expanded. It will be replaced with a new, larger ditch and a detention facility.

The new ditch will run along the west boundary of the high school's property. Despite its increased size, shifting the ditch to the west will open up space on the school grounds for several new athletic fields. The detention pond will take the place of an existing overflow parking lot. The school district will transfer ownership of the lot to the City. The high school has sufficient parking for its students and staff on its existing lots.

Along with the upgrades to the flood mitigation facilities, the Public Works Department and the School District plan to reconstruct the driveway from the school parking lot onto Sherryl Lane. That driveway will become the exit from the staff parking area on the east side of the school. A one-way entrance will be added where the driveway currently dead ends at the sidewalk along Michigan Ave., allowing staff to enter there, travel north to their parking spaces, and then exit to the north at Sherryl Lane.

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

**Financial Remarks:**  
No financial impact to the City.

**Staff Recommendation:** Staff recommends approval of Final Site Plan and Architectural Review for the proposed improvements to the flood mitigation facilities and reconstruction of driveway entrances at 2222 Michigan Ave.