



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 3/25/2020
Common Council Item Number: PC20-0021	Date: 3/25/2020
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: Buchner Pool, 223 Oakland Avenue – Final Site Plan & Architectural Review	

Details: The City of Waukesha Public Works Department and Parks Department are seeking approval of Final Site Plan and Architectural Review for their plans to renovate the Buchner Park pool and bathhouse. The existing pool and bathhouse building will be replaced with new facilities, on a footprint which will be very similar but somewhat expanded.

The project will include an update to the main pool will, but it will remain a fifty-meter, seven lane lap pool, with a diving well at the south end. An expanded wading pool on the east side of the main pool will include ADA accessibility features. The children's wading pool on the north side of the site will also be expanded and a new children's water slide will be added. Three larger water slides will be located on the east edge of the site, along with a new slide plunge pool and a new current channel (commonly known as a lazy river). Overall the site will have an area of roughly 39,000 square feet, and it will have capacity to accommodate up to 895 patrons at any given time.

A new ADA parking lot will be added at the north end of the site with five handicap and six regular spaces. The zoning code does not include an off-street parking requirement for public parks or pools, and many on-street parking spaces are available surrounding Buchner Park. Throughout Buchner Park's hundred-year history most or all parking has always been on-street. Many park patrons walk from the surrounding neighborhood, so this has generally not been a problem. The project will add another new driveway at the south end of the pool to allow service vehicle access, and a new sidewalk will be added around the outside of the fenced pool area, as well as a new ADA ramp from the sidewalk on Oakland Ave. down to the entrance to the pool building. The dumpster enclosure and the transformer will be accessible from the north parking lot and will both have masonry structures for screening.

The new, expanded pool building will be built in the same location as the existing building. The existing building has a setback of approximately twenty feet from the property boundary, and the new building will have the same setback. The Board of Zoning Appeals approved a variance at its March 2nd, 2020 meeting to allow the building to



be located there rather than requiring the typical forty-foot setback from all property lines for buildings in the P-1 zoning district.

The building will have a total area of approximately 10,000 square feet, and will include expanded locker rooms, lobby and office areas, as well as a concessions stand and a rentable community room. The pool mechanical facilities will be located at the south end of the building, with access to the service driveway, as will a warming room which will be accessible both from the pool and from Buchner Park's winter ice skating rink.

The new building will have a sloped roof, which the applicants believe will be a better match for the neighborhood than the current building's mid-century modern style. A Lannon Stone veneer siding will extend around the base or the entire first floor of the east, north, and south sides, as well as the bump-out sections of the west side of the building, facing Oakland Ave. The remainder of the exterior will have grey and green LP-Smartside lap siding, with tan colored composite wood trim. The locker room and mechanical areas will have clerestory windows, with conventional windows throughout the public areas.

The Landscape Plan shows extensive plantings along the west side of the pool building, as well as new evergreen trees and shade trees scattered throughout the site, and particularly along Oakland Ave. Planning department staff would like the plantings along the building to more closely match the originally submitted plan, rather than the updated plan, to better break up the façade of the building. Staff have also requested additional plantings in the triangle between the service drive at the south end and the new sidewalk, to provide some screening of the service drive.

The lighting plan shows some spillover into the street right of way from light poles along the handicap ramp from the Oakland Ave. sidewalk, but the poles themselves are in the right-of-way, and this is a Public Works project, so they can be considered street lighting for the purposes of this review.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:

Staff recommends approval of Final Site Plan and Architectural Review for Buchner Pool at 223 Oakland Ave. with the following conditions:

- Applicant will add some additional bushes or other larger plantings to the landscape area on the west side of the building to break up the façade, and will add some plantings to the large triangle between the service drive and sidewalk at the south end of the project, to screen the driveway. Changes to be approved by Planning Department staff.
- Light pole height will not exceed 20 feet and lighting color temperature will not exceed 4000k.
- All Engineering Department, Fire Department, and Water Utility Comments will be addressed.