

**CITY OF WAUKESHA****Administration**

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Committee: Plan Commission	Date: 4/28/2021
Item Number: PC21-0030	Date: 4/28/2021
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Westbrook Shopping Center, 2120 E. Moreland Blvd., Minor Site Plan & Architectural Review – Replace the parking lot lighting with new LED fixtures and 28 foot tall light poles.	

Details:

Currently the Westbrook Shopping Center has 40-foot-tall light poles with High pressure sodium fixtures. The owner would like to swap out the poles with new 28-foot-tall poles and energy efficient LED fixtures. The 28-foot-tall poles is the shortest they can go with the LED fixtures to provide adequate coverage using the existing 2' bases in the parking lot. The Plan Commission's design guidelines call for a maximum 20-foot pole on a maximum 4 foot base resulting in a maximum height of 24 feet tall. The proposed plan will result in a maximum height of 30 feet, 6 feet over the guideline height of 24 feet. After reviewing the proposal, staff is comfortable with the 30-foot overall height, recognizing that it is a significant drop from the existing 40 foot poles.

Options & Alternatives:

Financial Remarks: No Financial impact.

Staff Recommendation:

Staff recommends the Plan Commission grant relief from the 20 foot light pole height in the design guidelines to allow the use of new 28 foot light poles to replace the 40 foot poles and provide LED fixtures for the Westbrook Shopping Center.

