



July 27, 2025

City of Waukesha

Community Development Department
201 Delafield St.
Waukesha, WI 53188

Application for Development Review:

Bridge Church
1314 S Grand Ave
Waukesha, WI 53186

CHURCH CONTACT INFORMATION:

Owner representative:

Curt Wiebelhaus
Building Solutions LLC
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curt@buildingso.com

CONTACT INFORMATION OF PROFESSIONAL TEAM:

Architect & Applicant:

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Groth Design Group Architects
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Civil Engineer/Landscape Designer:

Matt Carey
Pinnacle Engineering Group
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FEES:

The following fees are being submitted: \$

INTRODUCTION:

The goal of this project is to add worship and gathering space to the existing Bridge Church facility. The new worship space will increase the seating capacity of the church and the gathering will support the new worship space. New entries will be added on the east and west sides of the new gathering space. Support space for ministry staff is also included in the plan to the west of new worship. The existing building will be renovated to accommodate the growing youth ministry at Bridge Church. The existing worship space will be renovated into a multi-use gym space. The existing lobby will be renovated into additional classrooms. As part of this project the entire facility will receive new sprinkler and fire alarm updates. A new trash enclosure will also be included in the scope of the project.

LAND USE AND ZONING:

The property is zoned I-1 (Government, Institutional, & Public Service). The property is currently used as a place of worship and will continue to be used for the same purposes.

DESCRIPTION OF EXISTING ENVIRONMENTAL FEATURES: See Civil drawings.

Site improvements are such that they do not exceed the one acre of disturbance that would require additional storm water management.

SITE DENSITY, FLOOR AREA RATIO, OPEN SPACE RATIO, LANDSCAPE SURFACE AREA RATIO:

See Civil and Landscape drawings.

OPERATIONAL CONSIDERATIONS:**CHURCH**

Sunday | 8:15 am, 9:30 am, 11:00 am

Wednesday | 6:30 pm

Services typically are 65 to 70 minutes, so there is about 20 to 25 minutes for the turnover in the parking lot between Sunday services.

Church usage other than Sunday morning and Wednesday evening, during the week, small groups (8 to 15 people) meet for Bible studies or meetings.

Typically, there are approximately 15 weddings and 15 funerals per year. Most average attendance of about 100.

TRAFFIC GENERATION:

EXISTING PARKING VS. PROPOSED

1. The proposed amount of parking stalls is 348. With the new Worship at full capacity and the North Building at full capacity the max amount of occupants expected would be approximately 922. At one stall per three occupants, the minimum amount of stalls required is 308.

EXTERIOR BUILDING MATERIALS & DESIGN:

Please see colored exterior elevations, perspective renderings and plan drawings included with this package.

Existing Buildings:

The original church building on this site was built in the 1950's and was a pitched roof masonry building with gable ends on the east and west. The first addition was built in the 1980's and was a masonry building that featured an octagonal worship space with a pitched roof and cupola. The most recent addition was completed in the early 2000's and featured a new café and community gathering space. This addition was also a masonry building that took most exterior design cues from the 1980's addition.

Design intent for the Proposed:

The addition to Bridge church's existing facility is designed to give the building greater visual presence on Grand Ave so that the church can better serve the community. The new worship volume is different in shape from the existing worship space but pulls in design elements and color tones from the existing building. The new main entrance on the west side of the building as well as the street side entrance on the east are gable formed which is an echo of the existing building form as well as a nod to the residential neighborhood context. Lower volume support space uses face brick veneer to tie-in with existing architecture. Also, a wood-look panel is added to the material palette to bring warmth while also relating to the existing brick color tone.

Screening:

The mechanical units for the new addition are placed on the roof. These will be screened with metal screening that will blend into the adjacent structures.

Signage:

New signage is included on the proposed addition but the total signage remains below the allowable area based on the length of each façade. $369 \times 1.5 = 553\text{sf}$ allowed on east and west elevations. $141 \times 1.5 = 211\text{sf}$ allowed on north and south elevations.

EXTERIOR MATERIAL PRODUCT DATA:

Precast Concrete Panel: The precast concrete panel used in this project will be both smooth and textured with reveal lines. The final surface will be painted. Colors of the precast will pull from the existing charcoal roof and existing cream brick.

Phenolic Panel: The basis of design for this material is Trespa Milano Terra. It is a wood-look product that is attractive and very durable. The color will be closely related to the existing brick field color.

Composite Metal Panel: The basis of design for the proposed metal panels is made by PACCLAD.

Masonry: Masonry elements used in this project will match the existing brick on the church building.

Roofing: Roofing at the church will be a combination of membrane low-slope roof and standing seam metal roof.

Siding: Siding replacement on east end of the 1950's building will be a fiber cement product with color to match the cream brick on the existing building.

PETITION FOR WAIVERS:

Patio: The proposed patio on the east side of the existing building has a half-height seating wall and pergola that encroaches on the setback boundary for the site.

LEGAL DESCRIPTION:

See Civil Documentation.

If there are any questions on this submittal, or if additional information is required, please contact me.

Respectfully,



Ehan Whitney,
Project Architect
GROTH Design Group, Inc.