



**City of Waukesha**  
 201 Delafield Street  
 Waukesha, WI 53188  
 Tel: 262.542.3700  
 waukesha-wi.gov

## City of Waukesha Cover Sheet

<b>Committee:</b> Plan Commission	<b>Meeting Date:</b> 6/24/2026
<b>ID Number:</b> PC26-0067	<b>Ordinance/Resolution Number (if applicable):</b> N/A
<b>Department Submitting:</b> Community Development	<b>Submission Date:</b>
<b>Agenda Item Title:</b> Final Site Plan and Architectural Review – 600 Maple Ave., Family Promise – a request to approve plans for a new 10-unit, 6,827 sq. ft. residential building located in the Rm-3 Multi-Family Residential District	

<b>Issue Before the Council:</b> Proposed new residential building for Family Promise
<b>Options &amp; Alternatives:</b> The Plan Commission could recommend approval of the application with or without conditions, or recommend denial. If the application is denied the project will not be able to go forward. The application will go to the Council for final approval, with the Plan Commission’s recommendation.
<b>Additional Details:</b> 600 Maple Avenue is the former location of the First Church of Christ, Scientist. The church closed several years ago, and the building has been vacant ever since. The applicants, Family Promise of Waukesha County, would like to raze the existing building, and build a new residential facility on the property for families experiencing homelessness.  The facility will have a total area of 6,827 square feet, in two stories. The first floor will include a community lounge space, along with an office, one 3-bedroom apartment and two 2-bedroom apartments. The second floor will have two 3-bedroom units, two 1-bedroom units, and three 2-bedroom units.  The building will have primarily LP Smartside lap composite siding, colored green, with tan colored board and batten vertical accent sections. A brick foundation course will run around the base of the building. The primary entrance to the building will face toward W. Park Ave., to the south. A secondary entrance will have direct access onto Maple Ave. Each entrance will include a porch with



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

an awning. The building will have a sloped roof, which will add about one story onto its height. At staff's request, the applicants have reduced the roof pitch from the Preliminary design, to make it less prominent.

Currently the property is served by a parking lot with two access drives onto Park Ave. With the apartment addition, the lot will be reduced to eighteen spaces, with one access drive. The zoning code would require nineteen spaces for the proposed number of units, but based on the demographic the applicants will be serving and the fact that several municipal parking lots are located nearby, staff is comfortable with an exception. A dumpster enclosure will be located at the northeast corner of the lot. The applicants have stated that it will match the brick

The applicants plan to add foundation plantings around the base of the building, several shade trees in the yard facing Park Avenue, and new outside lighting. Light from one of the new light poles, in the parking lot, will exceed the maximum spillover of 0.5 footcandles at the property boundary. The adjacent property is a parking lot for a church. The Plan Commission can approve an exception to the spillover requirement as part of the Planned Unit Development.

**What is the Strategic Plan Priority this item relates to:**

**People-Centered Development**

**What impact will this item have on the Strategic Plan Priority?**

This proposal will allow Family Promise to build a ten-unit apartment building to serve families experiencing homelessness.

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

**Executive Recommendation:** Staff recommends approval of Final Site Plan and Architectural Review for Family Promise at 600 Maple Ave. with the following conditions:

- The Plan Commission will need to approve an exemption to the parking requirements and, as part of the PUD, to the light spillover and density requirements.
- The Plan Commission will need to determine that the proposed building meets the standards for approving a PUD of less than one acre.
- Lighting color temperature may not exceed 4,000k. Provide detail of building lights prior to issuance of building permits.
- Engineering Department comments will be addressed.



**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188  
Tel: 262.542.3700  
waukesha-wi.gov

**Recommended Motion:** "I move to approve Final Site Plan and Architectural Review for 600 Maple Ave. with all staff comments to be addressed."

**Reviewed By:**

<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>Reviewer #1 Name &amp; Title</b>	<b>Reviewer Signature</b>
<b>City Administrator</b>	<b>Reviewer Signature</b>