



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, March 23, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells, and Schmitz

IV. Public Comment

V. Approval of Minutes

[ID#22-3843](#) Minutes for the meeting of February 23, 2022

Attachments: [Plan Commission Minutes of 2-23-2022](#)

[Sign-In Sheet - Feb 23, 2022](#)

A motion was made by Mayor Reilly, seconded by Alderman Wells, that this Minutes be approved. The motion carried by the following vote:

Aye: 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

VI. Consent Agenda

All items passed by unanimous consent with staff comments.

[PC22-0214](#) Extra-territorial Certified Survey Map, KHS, USA, Inc. - 880 Bahcall Ct.- Proposed 1-Lot Certified Survey Map covering 12.863 acres in the Town of Brookfield.

Attachments: [880 Bahcall Ct- Extra-Territorial CSM Cover Letter](#)

[CJE2154R2-CSM](#)

[Application for Development Review - City of Waukesha](#)

[Attachment E](#)

[PC22-0211](#) Minor Site Plan & Architectural Review, Chili's, 1260 W. Sunset Dr. - Re-paint exterior facade to new color scheme and replace fabric awnings with metal (no frame change)

Attachments: [Chili's- Minor Site Plan, Cover letter](#)
[Exterior Elevation Plans, 1260 W Sunset Dr](#)
[Site Plan, 1260 W Sunset Dr](#)
[Application for Development Review, 1260 W Sunset Dr](#)

[PC22-0220](#) Minor Site Plan & Architectural Review - 2100 E. Moreland Blvd. - Proposed interior and exterior alterations to convert the former restaurant building to a veterinary clinic.

Attachments: [2100 E. Moreland, Westtown Vet- Minor Site Plan, Cover letter](#)
[Site, Elevation, Ext. Plan](#)
[03 21079 SP1.0](#)
[Minor Site Plan and Review Application](#)

[PC22-0225](#) Minor Site Plan & Architectural Review - 524 Bluemound Road - Addition of pre-assembled shed

Attachments: [Cover Sheet - 524 Bluemound Rd. - Minor Site Plan and Architectural Review. Proposal to add a shed](#)
[Handy Home Products Installed Braymore 10 ft. x 16 ft. Wooden Shed with Driftwood Shingles 61567-2](#)
[524 Bluemound site plan with proposed shed and landscaping](#)

VI. Open Public Hearing

[PC22-0209](#) Conditional Use Permit - 444 Wisconsin Ave - Spring City Collective LLC - Request for a Conditional Use Permit to allow a residential unit on the 2nd floor of the building at 444 Wisconsin Avenue.

Attachments: [444 Wisconsin- Conditional Use Permit Cover Letter](#)
[Conditional Use Permit, 444 Wisconsin Ave, Spring City Collective, LLC](#)
[444 Wisconsin Ave exterior photo](#)
[Application for Development Review - 444 Wisconsin Ave](#)

[PC22-0216](#) Conditional Use - 713 N. Grandview Blvd - SE WI Emergency Support Group, d/b/a Friends with Food - Request for a Conditional Use Permit to operate a food pantry at 713 N. Grandview Blvd.

Attachments: [Cover Sheet - Conditional Use - 713 N. Grandview](#)
[Shared Parking - 800 Morgan](#)
[Applicant Correspondence - R. Gamauf](#)
[CU Permit Application - 713 N Grandview Blvd](#)
[Nonprofit Business Plan - SE WI Emergency Support Group, Inc. dba](#)
[Friends with Food 1](#)
[Project Reviews CU22-00006 3-15-2022](#)

Action on Public Hearing

[PC22-0209](#) Conditional Use Permit - 444 Wisconsin Ave - Spring City Collective LLC - Request for a Conditional Use Permit to allow a residential unit on the 2nd floor of the building at 444 Wisconsin Avenue.

Attachments: [444 Wisconsin- Conditional Use Permit Cover Letter](#)
[Conditional Use Permit, 444 Wisconsin Ave, Spring City Collective, LLC](#)
[444 Wisconsin Ave exterior photo](#)
[Application for Development Review - 444 Wisconsin Ave](#)

A motion was made by Alderman Jack Wells, seconded by Member Corey Montiho, that this item be approved with conditions. The motion carried by the following vote:

Aye: 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC22-0216](#) Conditional Use - 713 N. Grandview Blvd - SE WI Emergency Support Group, d/b/a Friends with Food - Request for a Conditional Use Permit to operate a food pantry at 713 N. Grandview Blvd.

Attachments: [Cover Sheet - Conditional Use - 713 N. Grandview](#)
[Shared Parking - 800 Morgan](#)
[Applicant Correspondence - R. Gamauf](#)
[CU Permit Application - 713 N Grandview Blvd](#)
[Nonprofit Business Plan - SE WI Emergency Support Group, Inc. dba](#)
[Friends with Food 1](#)
[Project Reviews CU22-00006 3-15-2022](#)

A motion was made by Mayor Shawn Reilly, seconded by Member John Schmitz, that this item be approved with conditions. The motion carried by the following vote:

Aye: 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

VII. Business Items

[PC22-0212](#) Final Site Plan Review - 1537 & 1583 E Moreland Blvd, Waukesha Hyundai - Proposed building addition and site work to accommodate a new Hyundai Dealership facility.

Attachments: [Cover Sheet - Boucher Automotive Final SPAR](#)
[Cover Letter](#)
[2022-03-18 Driveway Revision](#)
[Combined Storm Sewer Calcs](#)
[Hyundai City Maintenance Agreement](#)
[Landscape and Lighting - Revised 3-16-22](#)
[Project Reviews Boucher Hyundai Final SPAR 3-16-22](#)
[20210913 CSM 1232-Sheet1-7](#)
[Boucher Hyundai Building Elevations](#)
[Boucher Hyundai Existing Topography](#)
[Combined Civil \(Construction\) Plans - Revised 3-16-22](#)

A motion was made by Mayor Shawn Reilly, seconded by Alderman Peter Bartels, that this item be approved with conditions, including employee signage as indicated with additional pavement markings. The motion carried by the following vote:

Aye: 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC22-0215](#) Rezoning Petition - 2315 Badger Dr. - Request to amend the zoning district at 2315 Badger Dr. from M-2 General Manufacturing District to the MM-1 Mixed Use Manufacturing District.

Attachments: [Cover Sheet - 2315 Badger Dr. Rezoning M-2 to MM-1](#)
[Re-Zoning Ordinance - 2315 Badger Dr](#)
[Correspondence from Petitioner - 2315 Badger Dr.](#)
[Petition for Rezoning 2315 Badger Dr.](#)
[Project Reviews RZ22-00002 2315 Badger Dr. - 3-15-22](#)

A motion was made by Mayor Shawn Reilly, seconded by Alderman Jack Wells, that this item be approved with conditions. The motion carried by the following vote:

Aye: 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC22-0219](#) Rezoning Petition – 704 N. Grand Ave. - Request to amend the zoning district at 704 N. Grand Ave. from B-3 General Business District to the B-2 Central Business District.

Attachments: [Cover Sheet - Rezoning 704 N Grand Avenue](#)
[Re-Zoning Ordinance - 704 N. Grand Ave](#)
[704 N Grand Ave Legal Description](#)

A motion was made by Mayor Shawn Reilly, seconded by Member Joan Francoeur, that this item be recommended for approval. The motion carried by the following vote:

Aye: 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC22-0218](#) PUD, Final Site Plan and Architectural Review – Tallgrass Villas, Northview Road - Proposed two-family condominium development consisting of 48 units in 24 ranch style buildings on 16.36 acres of land.

Attachments: [Cover Sheet -PUD Final SPAR Tallgrass Villas Northview Road](#)
[WIC SE 2017 68 03019 Wetland Delineation Confirmation](#)
[Letter 20171117 Siepmann Tallgrass City Waukesha](#)
[Department Review Comments Final SPAR Tallgrass Villas](#)
[DRAFT City Maintenance Agreement - Tallgrass Villas](#)
[Summary Tallgrass Villas 2-Fam. Ranch Style Condos, Waukesha](#)
[SWMP Tallgrass COMPLETE 2022-02-18](#)
[TALL GRASS LANDSCAPEPLAN-3-16-2022-colored](#)
[Tallgrass Villas Resonse Letter #1 2-21-22](#)
[Tallgrass Villas Storm Sewer Design 2-21-22](#)
[Tallgrass Villas Civil Plan Set 2021-02-21](#)
[TGMF Soil Borings 2005 8-25-17](#)
[TGMF Stantec Wetland Delineation 8-4-2017](#)
[Tallgrass Application Final Site & Bldg.](#)
[Sabrina 1600 at Tallgrass - Evening Blue res](#)
[Sabrina 1600 - 8 ft exposure 2-21-22](#)
[Sabrina 1600 - no exposure 2-21-22](#)
[Sabrina 1600 at Tallgrass - Boothbay Blue res](#)
[Sabrina 1600 at Tallgrass - Deep Ocean res](#)
[TALL GRASS-foundation plans-south face-tallgrass.2-19-22 bandw](#)
[TALL GRASS LANDSCAPEPLAN-1-31-22 BandW](#)
[TALL GRASS-foundation plans-north face-tallgrass.2-19-22 bandw](#)
[WE Tallgrass Street Lighting Plan](#)
[Coach Black led-post-top](#)

Add masonry to full gable portion (to the peak) of the rear elevation.

A motion was made by Alderman Peter Bartels, seconded by Member Corey Montiho, that this item be approved with conditions, and the addition of masonry to the full gable portion of all of the rear elevations. The motion carried by the following vote:

Aye: 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

VIII. Director of Community Development Report

IX. Adjournment

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Community Development Office 48 hours prior to the meeting at 524-3750, or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request.