



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, June 25, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#25-00886](#) Minutes of May 28, 2025

Attachments: [PC Minutes - Draft 5-28-2025](#)

VI. Consent Agenda

Approval with Staff Comments and Conditions.

[PC25-0053](#) Certified Survey Map - 1610 E. Main Street, Woodman's Outlot - A request from Woodman's Food Markets to approve a 2.6083-acre two lot CSM on vacant land in front of the store at 1610 E Main Street in the B-5 Community Business District.

Attachments: [City of Waukesha Cover sheet - CSM 1610 E Main Street](#)
[Woodman's Waukesha Lot 2 CSM](#)
[2025-05-13 Woodman's Waukesha Car Wash Cover Letter](#)

Doug Koehler

[PC25-0062](#) Minor Site Plan & Architectural Review – 116 E Sunset Drive, Glass Nickel Pizza – A request to add outdoor dining space, including the installation of a 4' high black ornamental fence in front of the store at 116 E Sunset drive in the B-5 Community Commercial District.

Attachments: [City of Waukesha Cover Sheet - Plan Commission 116 E Sunset Drive](#)
[PC Application and Plans - Glass Nickel Pizza - 116 E Sunset Dr](#)
[Project Reviews- 116 E Sunset Drive](#)

Robin Grams

[PC25-0078](#)

Minor Site Plan & Architectural Review – 1111 Delafield Street, Remedy Medical Properties, Inc. – A request to replace deteriorated stucco siding elements on a single story addition with an EIFS cladding system, expanding on the proposal approved on April 23, 2025.

Attachments:

[City of Waukesha Cover Sheet - Moreland Medical Center June 2025](#)

[Project Staff Reviews - SPAR25-00021 - 1111 Delafield St. 6-19-25](#)

[1111 Delafield Stucco Replace DevReview Cover Letter 202506.06](#)

[Moreland Medical Center EIFS RevisedPermit](#)

Charlie Griffith

[PC25-0079](#)

Minor Site Plan & Architectural Review - 701 Northview Rd., HAWS - A request to add a 96 sq. ft. screened porch for a Catio (cat patio) along the west elevation of the HAWS building at 701 Northview Rd in the M-3 Limited Business and Industrial Park District

Attachments:

[City of Waukesha Cover Sheet - HAWS Catio June 2025](#)

[City Department Review Comments - HAWS Catio](#)

[Catio - Application for review HAWS 701 Northview Rd 6-5-25](#)

[Catio - Site Plan HAWS 701 Northview Rd 6-5-25](#)

[Catio color rendering HAWS 701 Northview Rd 6-9-25](#)

[Catio Floor Plan HAWS 701 Northview Rd 6-5-25](#)

[Catio Landscape plan HAWS 701 Northview Rd 6-5-25](#)

[Catio location map HAWS 701 Northview Rd 6-5-25](#)

[Catio Project description HAWS 701 Northview Rd 6-5-25](#)

Doug Koehler

VII. Public Hearing

[PC25-0057](#)

Conditional Use Permit - 1230 E. Broadway, M&M Repair and Restoration – A request to operate a bicycle repair business out of the detached garage behind the house at 1230 E Broadway as a Home Industry in the Rs-3 Single Family Residential District.

Attachments:

[City of Waukesha Cover Sheet - Plan Commission 1230 E Broadway](#)

[Plan Commission Review Application](#)

[Conditional Use Application](#)

Robin Grams

[PC25-0061](#) Conditional Use Permit - 1218 The Strand, Lucidity Arts – A request to operate a tattoo studio out of the first floor of the building at 1218 The Strand as a use similar to and reasonably related permitted uses in the B-1 Neighborhood Business District.

Attachments: [City of Waukesha Cover Sheet - 1218 The Strand](#)
[Site photos - Lucidity Arts, 1218 The Strand. 6-2-25](#)
[Business Description - Lucidity Arts, 1218 The Strand. 6-2-25](#)
[Conditional Use Permit Application - Lucidity Arts, 1218 The Strand. 6-2-25](#)
[Project Staff Reviews - CU25-00006 Lucidity Arts, 1218 The Strand. 6-18-25](#)

Charlie Griffith

VIII. Action on Public Hearing

[PC25-0057](#) Conditional Use Permit - 1230 E. Broadway, M&M Repair and Restoration – A request to operate a bicycle repair business out of the detached garage behind the house at 1230 E Broadway as a Home Industry in the Rs-3 Single Family Residential District.

Attachments: [City of Waukesha Cover Sheet - Plan Commission 1230 E Broadway](#)
[Plan Commission Review Application](#)
[Conditional Use Application](#)

Robin Grams

[PC25-0061](#) Conditional Use Permit - 1218 The Strand, Lucidity Arts – A request to operate a tattoo studio out of the first floor of the building at 1218 The Strand as a use similar to and reasonably related permitted uses in the B-1 Neighborhood Business District.

Attachments: [City of Waukesha Cover Sheet - 1218 The Strand](#)
[Site photos - Lucidity Arts, 1218 The Strand. 6-2-25](#)
[Business Description - Lucidity Arts, 1218 The Strand. 6-2-25](#)
[Conditional Use Permit Application - Lucidity Arts, 1218 The Strand. 6-2-25](#)
[Project Staff Reviews - CU25-00006 Lucidity Arts, 1218 The Strand. 6-18-25](#)

Charlie Griffith

IX. Business Items

[PC25-0043](#) Conditional Use Permit - 400 S. West Avenue, Total Flex Gym. – A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

Attachments: [City of Waukesha Cover Sheet- Plan Commission, 400 S West Avenue](#)
[Site Plan](#)
[400 S West Avenue- Project Reviews](#)
[Conditional Use Permit Application, 400 S West Ave](#)

Robin Grams

Legislative History

5/28/25 Plan Commission tabled

[PC18-0156](#) Total Flex Gym, 400 S. West Avenue - Conditional Use Permit - A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

Attachments: [City of Waukesha Cover Sheet- Plan Commission, 400 S West Avenue](#)
[City of Waukesha Cover Sheet- Plan Commission, 400 S West Ave](#)
[Total Flex Gym -CU PC decision](#)
[Application](#)
[IMG 5826\[1\]](#)
[Total Flex Gym Cover Sheet \(2018\)](#)

Robin Grams

Legislative History

11/28/18 Plan Commission approved with conditions

[ID#25-00893](#) Sign Appeals & Variances - Tenny Woods, Outlot 1 - A request from Veridian Homes to install a neighborhood identification sign for the Tenny Woods Subdivision on Outlot 1 along Tenny Avenue at the south end of the subdivision in the Rs-3 Single Family Residential with a Planned Unit Development Overlay District.

Attachments: [City of Waukesha Cover Sheet - Plan Commission Tenny Woods Sign](#)
[VH - Tenny Woods Sign - Rendering](#)
[25.04.24 Tenny Woods - Sign Variance Narrative](#)
[25.05.06 Tenny Woods Proposed Planting Plan Update](#)
[APPL New Sign Appeal or Variance Application](#)
[Permanent Sign Permit Application](#)

Robin Grams

[PC25-0058](#) Final Site Plan & Architectural Review - GE Health Care, 3000 N Grandview Blvd, – A request from GEHealth Care to approve final site plan and architectural review for a 20,000 sq. ft. addition to the Experience Center along with 10,000 sq. ft of interior space renovations in the CT Building at 3000 N Grandview Blvd under the M-2 Industrial District

Attachments: [City of Waukesha Cover Sheet - GE Health Care June 2025](#)
[City Department Review comments - GE Healthcare](#)
[2025-05-22 GEHC Experience Center SWMP](#)
[23610 City SWM Maintenance Agreement](#)
[20250611_MSA REVIEW COMMENTS](#)
[APPL PC Development Review Application - 052325](#)
[GEHC Experience Center Response Letter- Waukesha Staff MSA Comments](#)
[Development Checklists](#)
[GEHC Experience Center Cover Letter 2025_523](#)
[GEHC Experience Center- DEVELOPMENT DWGS](#)

Doug Koehler

[ID#25-01182](#) Review and possible action on revisions to 17.10, rooming house licensing.

Attachments: [PC 25-01182 Revisions to 17.10](#)

Doug Koehler

[ID#25-01225](#) Zoning Code Update – Review of the District and Use Standards – An update on changes to the District and Use Standards code section drafts based on feedback from the Plan Commission and Council.

Attachments: [City of Waukesha Cover Sheet - Zoning Code District and Use Standards](#)
[Draft Residential Zoning Categories Map 6-18-25](#)
[02 - Zoning District Standards Draft June 5 2025 - clean version](#)
[02 - Zoning District Standards Draft June 5 2025 - with redlines](#)
[03 - Use Standards Draft June 5 2025 - clean version](#)
[03 - Use Standards Draft June 5 2025 - with redlines](#)

Charlie Griffith

[ID#25-01386](#) Review and possible action to declare 223 S. West Ave. surplus property.

Attachments: [PC 25-01386 Cover Sheet 223 S West Surplus](#)

Jennifer Andrews

X. Director of Community Development Report

XI. 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. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).