



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, June 28, 2023

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#23-7109](#) Minutes of May 24, 2023

Attachments: [PC Minutes - May 24, 2023](#)
[Sign In Sheet - May 24, 2023](#)

VI. Business Items

[PC23-0396](#) Minor Site Plan and Architectural Review – 212 E. North Street – A request to approve plans for improvements to the site and building to accommodate a new brewing business.

Attachments: [Cover Sheet - 212 E. North Street Minor SPAR](#)
[212 E. North st Plan Commission Application](#)
[Building Photos 212 E. North Street](#)
[Dept. Review Comments - 212 E North St](#)
[Floor Plans - 212 E North Street North Pillar Brewing_Review Set_05 02 2023](#)
[Site Plan and Elevations - 212 E. North St PC 5-24-2023](#)
[A1.3 Plan Commission Updated 06 01 2023](#)

Doug Koehler

Legislative History

5/24/23 Plan Commission approved with conditions

[PC23-0405](#) Minor Site Plan & Architectural Review, 2000 S. West Avenue to modify exterior color scheme, online pick-up area, and add new signage.

Attachments: [Cover Sheet -2000 S West Ave](#)
[01635-231-Drawings](#)
[01635-231-ProjectNarrative](#)
[01635-231-SitePlanReviewApp](#)

Evan Hoier

[PC23-0406](#) Final Site Plan & Architectural Review - 1351 E. Main St - Waukesha Iron for the addition of a pre-engineered metal building for storage of metals.

Attachments: [Cover Sheet - 1351 E Main St Waukesha Iron](#)
[FORD - Waukesha Iron & Metal Application for Development Review 5-17-23](#)
[WAUKESHA IRON&METAL - FINES BUILDING Planset 5-17-23](#)

Evan Hoier

[PC23-0407](#) Final Site Plan & Architectural Review - Waukesha County Airport, 2741 & 2731 Aviation Dr for the addition of two new hangers.

Attachments: [2741 and 2731 Aviation Drive, Final SPAR- Cover Letter](#)
[22140 Waukesha Hangar Bedford Colored Elevations](#)
[23133 Jet Out Hangar Colored Elevations](#)
[230523 23133A1 Jet Out Waukesha Prelim Plans](#)
[230525 22140 Kendal Hangar Plans n Elevations](#)
[APPL_PC Development Review Application \(2022\)1](#)
[DPW-AIRPORT_20230512_144245](#)
[3117.00 CIVIL 05-19-23](#)

Robin Grams

[PC23-0409](#) Final Site Plan & Architectural Review - 2105 Pewaukee Rd - Revision to previously approved grading and stormwater plan - outdoor storage yard

Attachments: [Cover Sheet - 2105 Pewaukee Rd.](#)
[2105 Pewaukee Rd. Applicant Cover Letter](#)
[2105 Pewaukee Rd. Site Plan](#)
[2105 Pewaukee Rd. Stormwater Management Plan](#)
[Project Reviews SPAR23-00022](#)

Charlie Griffith

[PC23-0415](#) Final Site Plan & Architectural Review - 1451 E Moreland Blvd to demolish existing building and construct a new Boucher Nissan dealership building, 20,667 square feet on the 8.84 acre site

Attachments:

[Cover Sheet - Boucher Nissan](#)

[\[3\] C200 3220213-SP01 - OVERALL SITE PLAN \(whole property\)](#)

[\[4\] C201 3220213-SP02 - DETAILED SITE PLAN \(area of work only\)](#)

[23112 Boucher Nissan Waukesha Colored Elevations \(1\)](#)

[230526 raSmith Response - SPAR23-00014](#)

[230530 Nissan Waukesha Final Storm Water Management Plan](#)

[Boucher Nissan Elevations 5-31](#)

[lithonia-rsx4-area-led](#)

[Nissan Waukesha Photometrics](#)

[Nissan Waukesha Civil and Landscape Plans 230530](#)

[Nissan Waukesha Color Landscape Plan 230530](#)

[Nissan Waukesha Interior LA area 230530](#)

[Nissan Waukesha Storm Sewer Calcs Combined](#)

[Project Description](#)

[Project Reviews SPAR23-00023](#)

[Pylon Sign](#)

Charlie Griffith

[ID#23-6776](#) Presentation by SEWRPC and staff to discuss the draft Land Use Element of the Comprehensive Plan update. Possible action to endorse the direction of draft Land Use changes.

Maria Pandazi

[PC23-0411](#) Proposed amendments to Section 22.15 and 22.67 of the Zoning Code to allow issuance of citations when the Plan Commission deadlines are not met.

Attachments:

[Cover Sheet - Update to 22.15 and 22.67](#)

[22.15 Site Plan and Architectural Review \(redline\)](#)

[22.67 Enforcement \(redline\)](#)

Charlie Griffith

[PC23-0412](#) Zoning Code Amendment - Discuss proposed amendment for Auto Dealerships to become Conditional Uses.

Attachments: [Cover Sheet - Zoning Code Amendment Auto Sales as a Conditional Use](#)
[B-5 Zone](#)
[City of Waukesha Municipal Code 20230605 B3 Zone](#)
[B-3 Zoning Code Amendment- Redline](#)
[B-5 Zoning Code Amendment- Redline](#)

Robin Grams

VII. Director of Community Development Report

VIII. 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.