



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, December 13, 2023

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#23-8170](#)

Minutes of November 15, 2023

Attachments:

[PC Minutes - 11-15-2023 - Draft](#)

[Sign In Sheet - 11-15-2023](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC23-0480](#)

Certified Survey Map - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – A request to approve a 3 lot CSM over approximately 63 acres of vacant land.

Attachments:

[Cover Sheet - CSM Springs at Meadowbrook Summit Fields](#)

[Project Reviews - CSM23-00017](#)

[2827.00 CSM 20231030](#)

[APPL_PC_Development_Review_Application_\(2022\)_Signed](#)

Doug Koehler

[PC23-0477](#)

Minor Site Plan & Architectural Review - 225 Carroll Street, Carroll University – A request from Buetow Lighting to approve new parking lot lights along the south side of the residential apartments parking lot along the southeast side adjacent to the railroad tracks.

Attachments:

[Cover Sheet - Carroll St. Apartments parking lot](#)

[Project Reviews - SPAR23-000052](#)

[223 Maple Ave. Lighting Plan](#)

[Carroll University Parking Lot Lighting Upgrade letter](#)

[Lighting Cut Sheets - Carroll Apartments](#)

[Photometric Plan & Report - Carroll Apartments](#)

Charlie Griffith

[PC23-0476](#)

Final Site Plan & Architectural Review -1806 E. Main Street, Critter Control - A request to approve plans for a new parking lot and dumpster enclosure, along with a new sidewalk approach and stoop to the existing building at 1806 E. Main.

Attachments:

[Cover Sheet - 1806 E. Main Street Final SPAR](#)

[Project Reviews - SPAR23-00051](#)

[City of Waukesha - Critter Control cover letter](#)

[Critter Control Application for Development Review 11-13-23 SIGNED](#)

[23098_CRITTER CONTROL PC Submittal 11-13-23](#)

Doug Koehler

Public Hearing

[PC23-0468](#)

Conditional Use Permit - 1305 Sentry Drive, Ditch Witch Midwest - A request to sell commercial vacuum trucks at their equipment dealership on Sentry Drive in the M-1 Industrial District.

Attachments:

[Cover Sheet - CUP Ditch Witch Midwest 1305 Sentry Drive](#)

[1305 Sentry Drive- Project Reviews](#)

[Cover Letter from Applicant](#)

[1418_001](#)

[Application for Development Review](#)

[Conditional User Permit Application](#)

[Plat of Survey, Photo](#)

Robin Grams

Action on Public Hearing

[PC23-0468](#) Conditional Use Permit - 1305 Sentry Drive, Ditch Witch Midwest - A request to sell commercial vacuum trucks at their equipment dealership on Sentry Drive in the M-1 Industrial District.

Attachments: [Cover Sheet - CUP Ditch Witch Midwest 1305 Sentry Drive](#)
[1305 Sentry Drive- Project Reviews](#)
[Cover Letter from Applicant](#)
[1418 001](#)
[Application for Development Review](#)
[Conditional User Permit Application](#)
[Plat of Survey, Photo](#)

Robin Grams

VII. Business Items

[PC23-0475](#) Final Site Plan & Architectural Review - 1635 E. Main Street - A request to remove the car wash building located in the southwest corner of the gas station/convenience store parcel

Attachments: [Cover Sheet - 1635 E. Main St. Carwash Demolition](#)
[Project Reviews - SPAR23-00050](#)
[1635 E. Main St. Carwash Demolition Site Plans](#)
[Site Plan - 2007](#)

Charlie Griffith

[PC23-0478](#) Final Site Plan and Architectural Review – Fleetfoot Duplexes – Request to approve plans for a new duplex building to be added on the south end of the development along Fleetfoot Drive on the recently acquired 0.43 acres of land.

Attachments: [Final SPAR Fleetfoot Duplex PUD- Cover Letter](#)
[Final SPAR, Fleetfoot Duplex- Project Reviews](#)
[12036-2404_CSM-ADD-draft-20231118](#)
[2404_05-Final_SPAR_submittal](#)
[12036-2404 BASE#9-20231114 C4-GRADE+EC\(BLDG#9\)](#)
[Right - Rear Rendering](#)
[Fleetfoot Building #9 Side](#)
[Front- Left Rendering](#)
[Front- Right Rendering](#)
[Landscaping Plan 11-17-23](#)

Robin Grams

[PC23-0374](#)

Minor Site Plan & Architectural Review - 2820 Grandview Blvd - Spring City Restaurant and Rox Bar & Grille - A proposed 3,320 Sq.Ft. addition to the north side of the building at 2820 Grandview Blvd.

Attachments:

[Minor SPAR, 2820 N Grandview Blvd- Cover Letter](#)

[Development Review Application](#)

[PROJECT NARRATIVE](#)

[Spring City Restaurant Rox Bar Grille- Final SPAR renderings](#)

[Spring City Restaurant- Project Reviews](#)

Robin Grams

Legislative History

3/22/23 Plan Commission approved

[PC23-0483](#)

Final Architectural Review - Cobblestone Hotel, 704 N. Grand Avenue - A request to approve final plans for a 4-story, 9,236 sq. ft. hotel and restaurant at the northwest corner of N. Grand Avenue and Wisconsin Avenue. The site plans were approved at the November 15, 2023 Plan Commission meeting.

Attachments:

[Cover Sheet - Final SPAR- 704 N Grand Ave - Cobblestone](#)

[Revised Elevations -0](#)

[Revised Elevations -1](#)

[2023-11-01-2269000 Sealed Civil Plans](#)

[Application for Development Review-Signed](#)

[Lumark-Prevail-Series-specification-sheet prvs-c15-unv-t3](#)

[Response Letter](#)

[Revised Landscape Plan](#)

Doug Koehler

[ID#23-8234](#)

Code Amendments - Chapter 16 Building Code

Attachments:

[Cover Sheet - Ordinance Amending Sections 16.03 and 16.04 of the Building Code](#)

[16.03\(3\) and \(4\) Permit and Plan Expiration and Renewal rev 4](#)

[ID#23-8131](#)

Comprehensive Plan Final Draft – Review, provide input and make a recommendation to the Common Council on the final draft of the Comprehensive Plan for the City of Waukesha

Attachments:

[Cover Sheet - Comp Plan](#)

[Cover Sheet - Comprehensive Plan Edits and Corrections for December 13 Plan Commission](#)

[Waukesha Comp Plan Appendix - Draft](#)

[DRAFT City of Waukesha Comprehensive Plan](#)

Legislative History

11/15/23 Plan Commission recommended for approval to the City Council

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. 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).