



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, August 28, 2024

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#24-10482](#) Minutes of July 24, 2024

Attachments: [PC Minutes - Draft - 7-24-2024](#)
[Sign In Sheet - 7-24-2024](#)

[ID#24-10573](#) Minutes of August 5, 2024

Attachments: [PC Minutes - Draft 8-5-2024](#)

VI. Consent Agenda

Approval with staff and Commission comments and conditions

[PC24-0565](#) Final Site Plan & Architectural Review – 524-1/2 Northview Road Airplane Hangar – A request to approve plans for a new airplane hangar to be constructed between the existing hangars at 524 and 526 Northview Road.

Attachments: [Cover Sheet- Final SPAR, 524 1-2 Northview Road](#)
[2023-10.011-REV1-CONSTRUCTION-20240809](#)
[Project Reviews- 524 1-2 Northview](#)
[Spring City Plans Pulokas Engineering 2023-10.011-CONSTRUCTION-202405](#)
[Waukesha Development Review App](#)

Robin Grams

[PC24-0566](#)

Minor Site Plan & Architectural Review – 405 Commerce Street – A request to approve plans to place an 8’ in diameter and 26’ tall bulk storage tank along the north side of the industrial building at 405 Commerce Street.

Attachments:

[Cover Sheet - 405 Commerce](#)

[Letter - Midwest Engineered Systems, 405 Commerce St. 8-28-24](#)

[Project Reviews - SPAR24-00039](#)

[Site Plan & Elevations - Midwest Engineered Systems, 405 Commerce St. 8-28-](#)

Charlie Griffith

[PC24-0577](#)

Minor Site Plan & Architectural Review - 721 E. Sunset Dr., Ste 110 - A request to approve plans and architectural review to use a planned drive thru window on the east side of the building, entailing modifications to the current lot layout.

Attachments:

[Cover Sheet- Minor SPAR, 721 E Sunset Drive Ste 110](#)

[2024 05 24 - DT WINDOW UPDATE](#)

[APPL_PC Development Review Application \(2024\)](#)

[Project Reviews- 721 E Sunset Drive](#)

Robin Grams

[PC24-0578](#)

Minor Site Plan and Architectural Review – 717 N East Avenue, Catholic Charities – a request to approve plans to add a new ADA compliant sidewalk access, update landscaping, add a new sign and replace several windows to enhance the building’s functionality and appeal.

Attachments:

[Cover Sheet - Catholic Charities](#)

[Elevations - Catholic Charities, 717 N. East Ave. August 6th, 2024](#)

[Monument Sign Catholic Charities 717 N East Ave Aug 6 2024](#)

[Photos and Colors - Catholic Charities, 717 N. East Ave. - August 6th, 2024](#)

[Plan Narrative Catholic Charities 717 N East Ave Aug 6 2024](#)

[Project Reviews - SPAR24-00046](#)

[Shared Parking Site Plan Catholic Charities 717 N East Ave Aug 6 2024](#)

[Site and Landscape Plans - Catholic Charities, 717 N. East Ave. August 6th, 20-](#)

Charlie Griffith

VII. Public Hearing

[PC24-0539](#) Conditional Use Permit – 1606 Lincoln Avenue, Enterprise Rent-A-Car – A request to allow Enterprise to operate vehicle preparation, inspection and parking lot in the vacant truck wash building behind the gas station at 1606 Lincoln Avenue in the B-5 Community Business District.

Attachments: [Cover Sheet - CUP, 1606 Lincoln Avenue Cover Letter](#)
[1065-001-001 Enterprise Mobility - Prelim Civils- 2024-07-29](#)
[City Department Review 1606 Lincoln CU](#)
[CU Application](#)
[Enterprise Mobility - Parking Lot Rehab - Checklist - 2024-07-29](#)
[InSite Enterprise Mobility - Waukesha SD Binder 240729](#)
[Photos - Site Plan](#)

Doug Koehler

[PC24-0572](#) Conditional Use Permit – 1028 N. Hartwell Avenue, Waukesha’s Best Used Cars – A request to allow Waukesha’s Best Used Cars to operate a second sales lot at 1028 N. Hartwell Avenue in the B-3 General Business District.

Attachments: [Cover Sheet- CUP, 1028 N Hartwell Ave](#)
[Application for Development Review](#)
[CU Permit Application](#)
[Site Plan](#)
[Site Plan with food truck](#)
[GIS overview](#)

Robin Grams

[PC24-0571](#) Conditional Use Permit – 820 Philip Drive Suite A. EAB Grandview Ltd. – A request to allow an accountant office to operate at this location in the M-1 Light Manufacturing District.

Attachments: [Cover Sheet - 820 Philip Drive](#)
[Conditional Use Permit Application - EAB Grandview, 820 Phillip Dr. 8-28-24](#)
[Project Reviews - CU24-00009](#)
[Letter from Applicant - EAB Grandview, 820 Phillip Dr. 8-28-24](#)
[Cert. of Electric Inspection 1979](#)

Charlie Griffith

[PC24-0557](#) Conditional Use Permit – 1343 S. West Avenue, Scotty’s Auto Sales – A request to allow Scotty’s Auto Sales to operate an auto sales dealership at 1343 S West Avenue in the B-3 General Business District.

Attachments: [Cover Sheet - Scotty's Auto Sales](#)
[Conditional Use Permit Application - Scotty's Auto Sales, 1343 S. West Ave. 8-2](#)
[Proposed parking area layout - Scotty's Auto Sales, 1343 S. West Ave. 8-28-24](#)
[Project Reviews - CU24-00006](#)
[DOT Dealers License - Scotty's Auto Sales, 1343 S. West Ave. 8-28-24](#)

Charlie Griffith

[PC24-0551](#) Conditional Use Permit – 1610 Manhattan Drive, Boucher Nissan – A request to allow Boucher Nissan to operate an auto sales dealership at 1610 Manhattan Drive in the B-5 Community Business District.

Attachments: [Cover Sheet - Boucher Nissan Conditional Use Permit](#)
[Conditonal Use Permit Application - Waukesha Nissan, 1610 Manhattan, Augus](#)
[231Colored Elevations, Nissan Waukesha, 1451 E. Moreland, 7-26-24](#)
[Civil _Landscape Plans -Waukesha Nissan, 1610 Manhattan, July 25, 2024](#)
[Colored Landscape Plan -Waukesha Nissan, 1610 Manhattan, April 29, 2024](#)
[Project Reviews - CU24-00007](#)

Charlie Griffith

VIII. Action on Public Hearing

[PC24-0539](#) Conditional Use Permit – 1606 Lincoln Avenue, Enterprise Rent-A-Car – A request to allow Enterprise to operate vehicle preparation, inspection and parking lot in the vacant truck wash building behind the gas station at 1606 Lincoln Avenue in the B-5 Community Business District.

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[1065-001-001 Enterprise Mobility - Prelim Civils- 2024-07-29](#)
[City Department Review 1606 Lincoln CU](#)
[CU Application](#)
[Enterprise Mobility - Parking Lot Rehab - Checklist - 2024-07-29](#)
[InSite Enterprise Mobility - Waukesha SD Binder 240729](#)
[Photos - Site Plan](#)

Doug Koehler

[PC24-0572](#) Conditional Use Permit – 1028 N. Hartwell Avenue, Waukesha’s Best Used Cars – A request to allow Waukesha’s Best Used Cars to operate a second sales lot at 1028 N. Hartwell Avenue in the B-3 General Business District.

Attachments: [Cover Sheet- CUP, 1028 N Hartwell Ave](#)
[Application for Development Review](#)
[CU Permit Application](#)
[Site Plan](#)
[Site Plan with food truck](#)
[GIS overview](#)

Robin Grams

[PC24-0571](#) Conditional Use Permit – 820 Philip Drive Suite A. EAB Grandview Ltd. – A request to allow an accountant office to operate at this location in the M-1 Light Manufacturing District.

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[Project Reviews - CU24-00009](#)
[Letter from Applicant - EAB Grandview, 820 Phillip Dr. 8-28-24](#)
[Cert. of Electric Inspection 1979](#)

Charlie Griffith

[PC24-0557](#) Conditional Use Permit – 1343 S. West Avenue, Scotty’s Auto Sales – A request to allow Scotty’s Auto Sales to operate an auto sales dealership at 1343 S West Avenue in the B-3 General Business District.

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[Conditional Use Permit Application - Scotty's Auto Sales, 1343 S. West Ave. 8-2](#)
[Proposed parking area layout - Scotty's Auto Sales, 1343 S. West Ave. 8-28-24](#)
[Project Reviews - CU24-00006](#)
[DOT Dealers License - Scotty's Auto Sales, 1343 S. West Ave. 8-28-24](#)

Charlie Griffith

[PC24-0551](#) Conditional Use Permit – 1610 Manhattan Drive, Boucher Nissan – A request to allow Boucher Nissan to operate an auto sales dealership at 1610 Manhattan Drive in the B-5 Community Business District.

Attachments: [Cover Sheet - Boucher Nissan Conditional Use Permit](#)
[Conditonal Use Permit Application - Waukesha Nissan, 1610 Manhattan, Augus](#)
[231Colored Elevations, Nissan Waukesha, 1451 E. Moreland, 7-26-24](#)
[Civil Landscape Plans -Waukesha Nissan, 1610 Manhattan, July 25, 2024](#)
[Colored Landscape Plan -Waukesha Nissan, 1610 Manhattan, April 29, 2024](#)
[Project Reviews - CU24-00007](#)

Charlie Griffith

IX. Business Items

[PC24-0574](#) Final Site Plan & Architectural Review – 1610 Manhattan Drive, Boucher Nissan Waukesha– A request to approve plans to remove the building at 1451 E. Moreland Blvd. and construct an addition to 1610 Manhattan Drive which will become the Nissan Dealership location.

Attachments: [Cover Sheet - Boucher Nissan Final SPAR](#)
[Construction Plans - Boucher Nissan, 1610 Manhattan Dr., 8-28-24](#)
[Civil Landscape Plans -Waukesha Nissan, 1610 Manhattan, July 25, 2024](#)
[Colored Elevations, Nissan Waukesha, 1451 E. Moreland, 7-26-24](#)
[Colored Landscape Plan -Waukesha Nissan, 1610 Manhattan, April 29, 2024](#)
[raSmith Response to City-Waukesha Nissan, 1610 Manhattan, July 25, 2024](#)
[Interior Landscape Exhibit -Waukesha Nissan, 1610 Manhattan, July 25, 2024](#)
[Photometric, Nissan Waukesha, 1451 E. Moreland, 7-26-24](#)
[raSmith Cover Letter - Waukesha Nissan, 1610 Manhattan, July 25, 2024](#)
[raSmith Response to AYRES-Waukesha Nissan, 1610 Manhattan, July 25, 2024](#)
[Project Reviews - SPAR24-00041](#)

Charlie Griffith

[PC24-0575](#) Final Site Plan & Architectural Review – 1606 Lincoln Avenue, Enterprise Rent-A-Car – A request to approve plans to create a paved parking lot in the vacant truck wash turn around area behind the gas station at 1606 Lincoln Avenue in the B-5 Community Business District

Attachments: [Cover Sheet - Final SPAR Enterprise, 1606 Lincoln Avenue Cover Letter](#)
[Photos - Site Plan](#)
[1065-001-001 Enterprise Mobility - Prelim Civils- 2024-07-29](#)
[Enterprise Mobility - Parking Lot Rehab - Checklist - 2024-07-29](#)
[InSite Enterprise Mobility - Waukesha SD Binder 240729](#)
[City Department Review Final SPAR 1606 Lincoln](#)

Doug Koehler

[PC24-0567](#)

Final Site Plan & Architectural Review – 2141 E. Moreland Blvd. Russ Darrow Kia– A request to approve plans for an 1,802 sq. ft. addition to the current Kia dealership building.

Attachments:

[Cover Sheet- Final SPAR, 2141 E Moreland Blvd](#)
[Application for Dev Review - Russ Darrow Kia, 2141 E. Moreland Blvd., July 20;](#)
[Construction Plans, Russ Darrow Kia, 2141 E. Moreland Blvd., 07-17-2024 \(24x](#)
[Civil Final Plans - Russ Darrow Kia, 2141 E Moreland Blvd., July 25, 2024](#)
[Colored Elevations, Russ Darrow Kia, 2141 Moreland Blvd. 7-19-2024](#)
[Interior Landscape Exhibit - Russ Darrow Kia, 2141 E Moreland, July 25, 2024](#)
[raSmith Cover Letter - Russ Darrow Kia, 2141 E Moreland, July 19, 2024](#)
[Kia checklist - Russ Darrow Kia, 2141 E Moreland, July 19, 2024](#)

Robin Grams

[PC24-0573](#)

Final Site Plan & Architectural Review – 920 S. Prairie Ave., Miro Manufacturing – A request to approve plans to create a new recessed loading dock space including two new overhead doors to the interior of the site in the M-1 Light Manufacturing District.

Attachments:

[Cover Sheet- Final SPAR 920 S Prairie Avenue](#)
[C1.0 - CIVIL SITE PLAN w STORM SEWER GRADING](#)
[A101 - PLAN, ELEVATION AND SECTION](#)
[Miro Manufacturing - PC EXE 7-30-24](#)
[Project Reviews- 920 S West Avenue](#)

Robin Grams

[PC24-0516](#) Rezoning – 130 Delafield Street including Parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305459 - A request to rezone approximately 5.247 acres of City owned land from I-1 Institutional District and B-3 General Business District to Rm-3(PUD) Mult-family residential planned unit development in anticipation of a multifamily residential development.

Attachments:

[Cover Sheet - rezoning - 130 Delafield Street](#)
[01. Final Site & Arc Review Cover Letter - 20240730](#)
[02. Delafield Final Site & Architectural Review 6-28-24](#)
[03. Delafield St Apts Trip Gen Comparison - 20240418](#)
[03a. Landscaping Plans - Color Site Plan](#)
[03b. Landscaping Plans - 20240719](#)
[03c. Tree Removal Plan - 20240722](#)
[04a. Development Review Application - 070224](#)
[04b. Development Checklists - 20240730](#)
[05. Delafield Apt TIA Addendum 1 - 20240809 FINAL SITE PLAN](#)
[05a. Civil Plans - 20240809](#)
[05b. Site Lighting - 20240626](#)
[06a. Delafield St. SWMP - 20240719](#)
[06b. SWMA DRAFT - 20240719](#)
[07a. Delafield St Apt TIA - 20240531 Revision](#)
[07b. Delafield St Apts Trip Gen Comparison - 20240418](#)
[08. DNR Artificial Exemption Determination - 20240325](#)
[09. USACE Determination Letter - 20240313](#)
[10. Erosion Control and Stormwater Management Permit Application](#)
[11. Response to Staff Comments](#)
[12. PUD Cover Letter - 20240730](#)
[13. Zoning Comparison](#)
[14. Rezoning Petition - 130 Delafield Street](#)
[130 Delafield Street - CSM-4-18-24](#)
[City Department Review Comments rezoning Delafield Street](#)
[City Department Review Comments SPAR Delafield Apartments](#)
[Delafield Street Apartment Project introduction letter](#)
[FINAL 20.0158728.00 Geotechnical Eng Rpt Waukesha WI 4-30-24](#)
[Phase 1 ESA - 20240326](#)
[PUD request and rezoning petition - Clerk Office stamped recieved](#)
[Rezoning Application 130 Delafield Street](#)
[Rezoning Map 130 Delafield B-3 and I-1 to Rm-3PUD](#)

Doug Koehler

Legislative History

5/22/24 Plan Commission held

PC24-0576

Final Site Plan & Architectural Review and PUD Review - Final Site Plan & Architectural Review and PUD Review - 130 Delafield Street including Parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305459 – A request from Mandel Group to approve final site plan and architectural review for a 219 Unit multi-family development in two buildings on 5.247 acres of land along the west side of Delafield Street north of Madison Street.

Attachments:

[Cover Sheet - Final SPAR Mandel Apartments, 130 Delafield street](#)

[01. Final Site & Arc Review Cover Letter - 20240730](#)

[02. Delafield Final Site & Architectural Review 6-28-24](#)

[03. Delafield St Apts Trip Gen Comparison - 20240418](#)

[03a. Landscaping Plans - Color Site Plan](#)

[03b. Landscaping Plans - 20240719](#)

[03c. Tree Removal Plan - 20240722](#)

[04a. Development Review Application - 070224](#)

[04b. Development Checklists - 20240730](#)

[05. Delafield Apt TIA Addendum 1 - 20240809 FINAL SITE PLAN](#)

[05a. Civil Plans - 20240809](#)

[05b. Site Lighting - 20240626](#)

[06a. Delafield St. SWMP - 20240719](#)

[06b. SWMA DRAFT - 20240719](#)

[07a. Delafield St Apt TIA - 20240531 Revision](#)

[07b. Delafield St Apts Trip Gen Comparison - 20240418](#)

[08. DNR Artificial Exemption Determination - 20240325](#)

[09. USACE Determination Letter - 20240313](#)

[10. Erosion Control and Stormwater Management Permit Application](#)

[11. Response to Staff Comments](#)

[12. PUD Cover Letter - 20240730](#)

[13. Zoning Comparison](#)

[14. Rezoning Petition - 130 Delafield Street](#)

[City Department Review Comments rezoning Delafield Street](#)

[City Department Review Comments SPAR Delafield Apartments](#)

[Delafield Street Apartment Project introduction letter](#)

[FINAL 20.0158728.00 Geotechnical Eng Rpt Waukesha WI 4-30-24](#)

[Phase 1 ESA - 20240326](#)

[PUD request and rezoning petition - Clerk Office stamped recieved](#)

Doug Koehler

[ID#24-10552](#) Declaration of Surplus Land - 0.755 Acres of City owned land located north of City Hall at the intersection Buena Vista Avenue and NW Barstow Street.

Attachments: [Cover Sheet - Surplus Land - City Hall at intersection of NW Barstow and Buena Vista Avenue](#)
[Application - City Hall vacant land](#)
[76-0417 CSM City Hall](#)
[City Hall vacant land aerial](#)

Doug Koehler

[PC24-0579](#) Certified Survey Map - A request by the City of Waukesha to create a 1 Lot CSM being the northeast portion of the City Hall Property, with Lot 1 being the vacant 0.755 acres of land fronting NW Barstow Street and Buena Vista Avenue.

Attachments: [Cover Sheet - CSM City Hall, 201 Delafield Street](#)
[Application - CSM City Hall, 201 Delafield St](#)
[76-0417 CSM City Hall](#)
[City Hall vacant land aerial](#)

Doug Koehler

X. Director of Community Development Report

[ID#24-10568](#) Review Updated Housing Study

Attachments: [2024 Waukesha Housing Study](#)

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).