



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final

### Plan Commission

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Wednesday, January 28, 2026

6:00 PM

Council Chambers, City Hall

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#26-02886](#) Minutes of December 17, 2025

**Attachments:** [PC Minutes - Draft - 12-17-2025](#)  
[Sign In Sheet - 12-17-2025](#)

[ID#26-02887](#) Minutes of December 22, 2025

**Attachments:** [Minutes of December 22, 2025](#)

VI. Business Items

[PC25-0200](#) Certified Survey Map - 1901 S. Prairie Avenue - A request to approve a 1 Lot CSM which combines three parcels covering 34.817 acres of land owned by Weldall Manufacturing in the M-2 General Manufacturing District at the south end of Prairie Avenue.

**Attachments:** [City of Waukesha Cover Sheet- CSM, 1901 S Prairie Avenue](#)  
[Certified Survey Map Checklist](#)  
[Certified Survey Map](#)  
[Engineering Plan Checklist](#)

*Robin Grams*

[PC25-0201](#) Certified Survey Map - 400 Wilmont Drive - Request to approve a 1 Lot CSM which combines 2 parcels covering 2.2292 acres of land at 400 and 308 Wilmont Drive in the M-2 General Manufacturing District.

**Attachments:**

[City of Waukesha Cover Sheet- CSM, 400 Wilmont Drive](#)

[Certified Survey Map– CSM- Superior Crane. 400 Wilmont. December 29, 2025](#)

[Cover Letter- Superior Crane. 400 Wilmont. December 29, 2025](#)

*Robin Grams*

[PC25-0199](#) Final Site Plan & Architectural Review - Prairie Song Courtyards, Prairie Song Drive – Request from Bielinski homes to approve plans for a multifamily residential development consisting of three 4-unit buildings and two 6-unit buildings on 4.03 acres vacant land under the Rm-2 PUD Multi Family Residential District along the south side of Summit Avenue.

**Attachments:**

[City of Waukesha Cover Sheet - Prairie Song Courtyards](#)

[2019 Staff Review Comments - Prairie Song Courtyards, 1-28-26](#)

[2019 Comment Response Letter, Prairie Song Courtyards, 1-28-26](#)

[2019 Landscape Plans - Prairie Song Courtyards, 1-28-26](#)

[2019 PUD Agreement Draft and Approval Letter - Prairie Song Courtyards, 1-28-26](#)

[Updated Landscape and Lighting Plans - Prairie Song Courtyards, 1-28-26](#)

[Civil Plans, Prairie Song Courtyards, 1-28-26](#)

[Elevations and Renderings - Prairie Song Courtyards, 1-28-26](#)

[Project Development Summary - Prairie Song Courtyards, 1-28-26](#)

[Project Staff Reviews - SPAR25-00071 1-21-26](#)

[SPAR25-00071 Prairie Song Courtyards MSA Review Comments](#)

*Charlie Griffith*

[PC26-0001](#) Final Site Plan & Architectural Review - 2310 Fox Run Blvd., Fox Den Apartments – Request to approve plans for a new 63 Unit 3-story multi-family residential building on Lot 4, a 2.216-acre vacant parcel adjacent to the existing Fox Den Apartments within the Fox Run Mixed Use Planned Unit Development.

**Attachments:** [City of Waukesha Cover Sheet-Final SPAR 2310 Fox Run Blvd](#)  
[City Department Review Comments - Fox Den Apartments Final SPAR](#)  
[City Department Comments-Responses Fox Den II 2310 Fox Run Blvd Decen](#)  
[Architectural Renderings Fox Den II 2310 Fox Run Blvd December 2025 \(1\)](#)  
[Architectural-Civil Drawings Fox Den II 2310 Fox Run Blvd December 2025](#)  
[SWMP Addendum 2 Fox Den II 2310 Fox Run Blvd December 2025 \(1\)](#)  
[Color Landscape Plan Fox Den II 2310 Fox Run Blvd December 2025](#)  
[Cover Letter Fox Den II 2310 Fox Run Blvd December 2025](#)  
[MSA Review Comments-Responses Fox Den II 2310 Fox Run Blvd Decembe](#)  
[Retaining Wall Shop Drawings Fox Den II 2310 Fox Run Blvd December 2025](#)

*Doug Koehler*

[ID#26-02890](#) Zoning Code Update - Review updates to the zoning code draft resulting from City Attorney review

**Attachments:** [City of Waukesha Cover Sheet - Zoning Code Attorney Review Discussion](#)

*Charlie Griffith*

## 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. 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).