



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final Plan Commission

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Wednesday, July 28, 2021

6:30 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#21-2456](#) Minutes for the Meeting of June 23, 2021.

**Attachments:** [pcmn210623](#)  
[Sign-in Sheet 6-23-21](#)

VI. Consent Agenda

*Approval with Staff Comments and Conditions.*

[PC21-0058](#) Wern Farms, Inc., Extra Territorial Certified Survey – A proposed one lot CSM to encompass 15.57 acres of land north of CTH D and east of the Wisconsin and Southern Railroad in the Town of Genesee.

**Attachments:** [Wern Farms Inc. CSM](#)  
[Wern Farms Cover Sheet](#)  
[Wern Farms Dept. Comments](#)

*Robin Grams*

[PC21-0064](#) Montessori School of Waukesha Greenhouse, 2600 Summit Avenue, minor Site Plan and Architectural Review. A 252 sq. ft. greenhouse structure is proposed to the east of the school building.

**Attachments:** [2053880c-1\\_1-Colored Site Plan](#)  
[Attachment B-Engineering Plan Checklist](#)  
[Attachment I-Landscape Plan Checklist](#)  
[LOT City of Waukesha](#)  
[Project Narrative](#)  
[2053880c-0\\_1](#)  
[2053880c-1\\_0](#)  
[2053880c-1\\_1](#)  
[2053880c-1\\_2](#)  
[2053880c-1\\_3](#)  
[2053880c-1\\_4](#)  
[2053880c-2\\_0](#)  
[Montessori School Cover Sheet](#)  
[Montessori School Dept. Comments](#)

*Charlie Griffith*

[PC21-0059](#) The Retreat, Extraterritorial Plat Review – A proposed 8 residential lot, and 3 outlot plat to encompass approx. 49.5 Acres of land east of CTH G, in the Town of Delafield.

**Attachments:** [17127 retreat FINAL SUBDIVISION PLAT](#)  
[The Retreat Cover Sheet](#)  
[The Retreat Dept. Comments](#)

*Charlie Griffith*

## VII. Open Public Hearing

[PC21-0060](#) Prairie Phillip, 2105 Pewaukee Road, Conditional Use Permit – Propose to use the existing house on the property as a caretaker's unit for this industrial property.

**Attachments:** [2021-06-18 Memo](#)  
[2021-06-24 Prairie Philip\\_red](#)  
[Appl\\_Conditional Use Permit Application](#)  
[IMG\\_0399](#)  
[Letter of Transmittal\\_City\\_2021\\_06\\_28](#)  
[Prairie Philip Conditional Use Cover Sheet](#)  
[Prairie Phillip Conditional Use Dept. Comments](#)

*Charlie Griffith*

## VIII. Action on Public Hearing

[PC21-0060](#) Prairie Phillip, 2105 Pewaukee Road, Conditional Use Permit – Propose to use the existing house on the property as a caretaker’s unit for this industrial property.

**Attachments:** [2021-06-18 Memo](#)  
[2021-06-24 Prairie Philip\\_red](#)  
[Appl Conditional Use Permit Application](#)  
[IMG\\_0399](#)  
[Letter of Transmittal City 2021 06 28](#)  
[Prairie Philip Conditional Use Cover Sheet](#)  
[Prairie Phillip Conditional Use Dept. Comments](#)

*Charlie Griffith*

## IX. Business Items

[PC21-0068](#) Plan Commission Consultation, Cardinal Capital Waukesha Multi-Family – Conceptual plan review of a proposed apartment project on approximately 4.8 acres of land located south of the Saylesville Road and River Road intersection.

**Attachments:** [2287.00 Color Exhibit \(Engineered site plan\) \(14610502\)](#)  
[Cardinal Capital Consultation Project Summary \(7-2-21\) \(14611167\)](#)  
[2021 0721\\_Rapids RD and River Trail\\_Conceptual Package](#)  
[Apartment development on River and Salsville road](#)  
[Cardinal Capital Cover Sheet](#)  
[Cardinal Capital Consultation Dept. Comments](#)  
[Cardinal Capital Management Apartment Proposal](#)

*Doug Koehler*

[PC21-0041](#) Prairie Phillip, 2105 Pewaukee Road, Final Site Plan and Architectural Review – Proposed site plan changes to accommodate an industrial storage yard which has been established at the rear of the property.

**Attachments:**

[Cover Letter\\_red](#)

[2021-04-26 Prairie Philip\\_red](#)

[2021-04-26 Prairie Philip\\_SWMP Report\\_red](#)

[2105 Pewaukee Rd. Use Inquiry #2\\_red](#)

[2105 Pewaukee Rd. Use Inquiry\\_red](#)

[Completed Attachments\\_red](#)

[NOI Confirmation\\_red](#)

[Signed P106 - Erosion Control and Storm Water Permit Application Form\\_Fillab](#)

[Site Plan\\_Grading\\_Erosion Control](#)

[Topography Survey 9-4-2015\\_red](#)

[Updated Survey 4-2-2021\\_red](#)

[2021-06-23 Prairie Philip\\_SWMP Report\\_red](#)

[2021-06-24 Prairie Philip\\_red](#)

[2021-06-24 Response](#)

[NOI 76816](#)

[Prairie Philip SPAR Cover Sheet](#)

[Prairie Phillip SPAR Dept. Comments](#)

*Charlie Griffith*

[PC21-0057](#) Boucher, 1531 E. Moreland Blvd., Minor Site Plan and Architectural Review – Proposed architectural and site changes to accommodate a new Boucher automotive service center.

**Attachments:**

[colored site plan](#)  
[Current Colored Elevation](#)  
[Current Elevation Black and White](#)  
[Current Photos](#)  
[Current Plan Submittal](#)  
[Letter](#)  
[Original Building Permit](#)  
[Original Elevation Submittal](#)  
[BoucherWaukeshaSitePlan7062021](#)  
[07-14-2021 Parking and Lot Plan for 1531 E. Moreland Blvd](#)  
[BoucherWaukeshaSalesOffice \(1\)](#)  
[Ltr Wksha Plan Com. Parking Plans](#)  
[Parking Agmt BH and WK](#)  
[Parking Agmt BH and WN](#)  
[Boucher Cover Sheet](#)  
[Boucher Dept. Comments](#)

*Charlie Griffith*

[PC21-0061](#) Allied Resource Recovery, 1320 Anoka Avenue, Final Site Plan and Architectural Review – Proposed site changes to expand the outdoor storage yard and provide a new stormwater management facility.

**Attachments:**

[2110681 Civil Set Stmped 2021-06-23](#)  
[2110681 CIVIL](#)  
[2110681 Stormwater Memo \(2021-06-18\)](#)  
[Anoka final survey](#)  
[Waukesha Appln Developmnt Rev Attchmnt A](#)  
[Waukesha Appln Developmnt Rev Attchmnt C](#)  
[Waukesha Appln Developmnt Review](#)  
[Allied Resource Cover Sheet](#)  
[Allied Resource Recovery Dept. Comments](#)

*Robin Grams*

[PC21-0062](#) Fox Lake Circle Condominiums, Fox Lak Circle, PUD Amendment – Proposed modification to the PUD to switch the previous approved 3 and 4-unit ranch style condos to 2-unit (duplex) ranch style units, while maintaining the previously approved unit count and density.

**Attachments:** [Amended Site Plan - Fox Lake Circle Condos - 2-Unit Buildings - 6-24-2021](#)  
[Landscape Plan - Sample Fox Lake Condos -2-Unit Buildings](#)  
[FoxLake MGP MF C1-30x42 02-28-2020](#)  
[KW MF SITE GRADING PLAN C1 07-15-21](#)  
[Fox Lake Circle Cover Sheet](#)  
[Fox Lake Circle Dept. Comments](#)

*Doug Koehler*

[PC21-0063](#) MacArthur Road, Rezoning – A request to remove 0.374 acres of the C-1 Conservancy Overlay District from parcel 1326-999, along the north side of MacArthur Road east of Comanche Lane.

**Attachments:** [MacArthur Road Outlot](#)  
[MacArthur Road Rezoning](#)  
[MacArthur Road - Neighbor comment](#)  
[MacArthur Road Cover Sheet](#)  
[MacArthur Road Dept. Comments](#)

*Robin Grams*

[ID#21-2569](#) Realty Executives, 431 W. Main Street, Sign Appeal – A request to place a detached sign in front of the building at 431 W. Main Street when detached signs are typically not permitted in the B-2 Central Business district.

**Attachments:** [img20210707\\_19112026](#)  
[img20210707\\_19263885](#)  
[img20210707\\_19280402](#)  
[Sign Photo- 431 W. Main Street \(002\)](#)  
[431 W. Main Cover Sheet](#)

*Robin Grams*

[PC21-0072](#) Cardinal Ridge Park, Rezoning – A request to rezone approximately 40 acres of land east of Milky Way Road from Rs-3 Single Family Residential to P-1 Parks zoning for the development of a new City Park.

**Attachments:** [Rezoning Request-Application & Petition-Cardinal Ridge Pk](#)  
[Cardinal Ridge Park Cover Sheet](#)

*Robin Grams*

[PC21-0073](#) River Hills Park, Rezoning – A request to rezone approximately 4.89 acres of land south of Parkton Dr. extended, from T-1 Temporary zoning to P-1 Parks zoning for a City Park.

**Attachments:** [Rezoning Request-Application & Petition-River Hills Pk](#)  
[River Hills Park Cover Sheet](#)

*Robin Grams*

[PC21-0074](#) Oaks Park, Rezoning – A request to rezone approximately 0.58 acres of land at 3600 Madison Street from Rs-3 Single Family Residential to P-1 Parks zoning for the development of a new City Park.

**Attachments:** [Rezoning Request-Application & Petition-Oaks Pk](#)  
[Oaks Park \(rezoning\) Cover Sheet](#)

*Robin Grams*

[PC21-0043](#) Oaks Park, Final Site Plan and Architectural Review – Proposed site plan for the small neighborhood park at the northwest corner of Madison Street and Prairie Song Drive.

**Attachments:** [20200706\\_140907](#)  
[Complete Prairie Collection](#)  
[Conceptual open air shelter design](#)  
[Howell Oaks Neighborhood Park Plan Commission Site Plan 2021](#)  
[Red cedar images](#)  
[Waukesha GXO2-20. 12 to 5 roof Page 2](#)  
[Waukesha GXO2-20. 12 to 5 roof Page 5](#)  
[Oaks Park \(SPAR\) Cover Sheet](#)  
[Oaks Park SPAR Dept. Comments](#)

*Robin Grams*

[ID#21-2537](#) Zoning Code Amendment – Staff recommends an amendment to Sections 22.43(6)a. and b. of the zoning code regarding setbacks for structures in parks.

**Attachments:** [Zoning Code Amendment Cover Sheet](#)

*Doug Koehler*

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.