



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final-revised

### Plan Commission

Attend in person or watch  
live at  
<https://waukesha.legistar.com/calendar.aspx>

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Wednesday, August 23, 2023

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#23-7363](#)

Plan Commission Minutes - July 26, 2023

**Attachments:**

[PC Minutes 7-26-2023](#)

[Sign In Sheet - 7-26-2023](#)

VI. Consent Agenda

*Approval with Staff comments and conditions.*

[PC23-0431](#)

Minor Site Plan & Architectural Review – MSI Auto Repair 1209 Delafield Street – Proposed solid fence to be added to the rear of the building and additional pavement and landscaping along the west side of the parking lot north of the building.

**Attachments:**

[Cover Sheet - MSI Auto Repair](#)

[Elevations - 1209 Delafield](#)

[Project Reviews - SPAR23-00029](#)

[Site Improvement Plan - 1209 Delafield](#)

*Charlie Griffith*

VII. Business Items

[PC23-0428](#)

Final Site Plan & Architectural Review – Kwik Trip 2530 N Grandview Blvd  
- A request for approval of a 1,150 sq. ft. addition to the store at 2530 Grandview Blvd. and a new detached double bay car wash to the south of the building

**Attachments:**

[Cover Letter - 2530 N Grandview Blvd, Final SPAR](#)

[Preliminary Site Plan Application](#)

[391 La Crosse EIFS Wall](#)

[425 Colored Elevation 20230523](#)

[425 Colored Rendering](#)

[425 Full Civil Plans](#)

[425 Submittal Cover Letter](#)

[425 Waukesha Colored Landscape Plan](#)

[AS100D30 - 425 WAUKESHA](#)

[Building Elevation](#)

[Detached 2 Bay Carwash Shingles](#)

[Kwik Trip, 2530 N Grandview- Project Reviews](#)

*Robin Grams*

[PC23-0432](#)

Minor Site Plan and Architectural Review – Aspen Overlook, 1434 Tenny Avenue - A request from Cornerstone Development to add a solid fence along the north and west lot lines of the Aspen Overlook Condo project

**Attachments:**

[Cover Sheet - Aspen Overlook](#)

[APPL PC Development Review Application \(2022\) Completed](#)

[CDW Aspen Overlook Approved Landscape Plan](#)

[Fence brochure](#)

[FENCE EXHIBIT ASPEN OVERLOOK SHEET 1](#)

[Project Reviews SPAR23-00031](#)

*Charlie Griffith*

[PC23-0433](#)

Minor Site Plan and Architectural Review – Central Disposal, Inc. 1631 Arcadian Avenue - A request to approve a 17,000 sq. foot fabric structure at the northeast portion of the site to house a tire transfer station business.

**Attachments:**

[Cover Sheet - Central Disposal & Tire Tech](#)

[ClearSpan Documents](#)

[Project Reviews - SPAR23-00032](#)

[Quotes and design specifications](#)

[Survey with proposed building location](#)

[Tire Tech Conceptual Plans and Renderings from April CUP approval](#)

*Charlie Griffith*

[ID#23-7488](#) Building Code Amendment – Section 16.09 Certificate of Occupancy – proposed changes to clarify when a Certificate of Occupancy is required.

**Attachments:** [16.09 Certificates of Occupancy Final](#)

*Doug Koehler*

[ID#23-7483](#) Comprehensive Plan Update - Review and Provide Input on Draft Goals & Policies for the Natural Resources section, the Park and Open Space section and the Community Facilities and Utilities section.

**Attachments:** [Section 6A Utilities and Community Facilities Inventory Draft for PC Review](#)  
[Section 6B Utilities and Community Facilities Goals and Policies Draft for PC Review](#)  
[Section 7B - Parks, Recreation, and Culture Goals and Policies Draft for PC Review](#)  
[Section 8A Natural Resources Inventory Draft for PC Review](#)  
[Section 8B Natural Resources Goals and Policies Draft for PC Review](#)

*Jeff Fortin*

#### 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.