



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, October 26, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#22-5006](#) Minutes of September 28, 2022

Attachments: [PC Minutes - September 28, 2022](#)

[ID#22-5007](#) Minutes of October 12, 2022

Attachments: [PC Minutes - October 12, 2022](#)

VI. Presentation on Rezoning and Conditional Uses from the City Attorney's Office

VII. Consent Agenda

Approval with Staff Comments and Conditions.

[PC22-0321](#) Minor Site Plan & Architectural Review – 900 Sentry Drive, City of Waukesha “Burn Building” - Proposed installation of a prefabricated “Burn Building” to simulate real world training and instruction for the City’s Fire Dept.

Attachments: [City Fire Training Burn Building - Cover Sheet](#)

[City Fire Training Burn Building - Site Plan](#)

[City Fire Training Burn Building - Application](#)

[City Fire Training Burn Building - Architectural and Floor Plans](#)

VIII. Open Public Hearing

[PC22-0316](#) Conditional Use Permit – Tsunami Express Car Wash, 300-316 W. Sunset Drive – A request for a conditional use permit to operate a car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.

Attachments: [Tsunami Express - Cover Sheet](#)
[Tsunami Express - Noise Level Exhibit from Existing Location](#)
[Tsunami Express - Project Reviews - CU22-00011](#)
[Tsunami Express - Project Summary Letter](#)
[Tsunami Express Photos - Existing Location](#)
[Tsunami Express Proposed Site and Building Plans](#)

Charlie Griffith

[PC22-0318](#) Conditional Use Permit - Howell Oaks Pressure Reducing Valve Building, 3728 Olde Howell Road – A request for a conditional use permit to construct a water pressure reducing valve building for the Water Utility at 3728 Olde Howell Road.

Attachments: [Howell Oaks Pressure Valve Building - Cover Sheet](#)
[Howell Oaks Pressure Valve Building - Staff Project Reviews](#)
[Howell Oaks Pressure Valve Building -Project Submittal Letter](#)
[Howell Oaks Pressure Valve Building - Application](#)
[Howell Oaks Pressure Valve Building - Architectural Elevations](#)
[Howell Oaks Pressure Valve Building - Architectural Rendering](#)

Charlie Griffith

IX. Action on Public Hearing

[PC22-0316](#) Conditional Use Permit – Tsunami Express Car Wash, 300-316 W. Sunset Drive – A request for a conditional use permit to operate a car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.

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Charlie Griffith

X. Business Items

[PC22-0325](#) Minor Site Plan & Architectural Review - 521 Biddle Street, Atlas Metal – A request from Atlas Metal to expand on a recently approved addition, the proposed addition will now be 70' x 70' or 4,900 sq. ft. at 521 Biddle Street.

Attachments: [Atlas Metals - Cover Sheet](#)
[Application - Minor SPAR](#)
[Atlas Metals - Site, Civil and Architectural Plans](#)
[CSM](#)

Robin Grams

[ID#22-4940](#) Sign Appeals & Variances - 201 N. Charles Street – Carroll University – A request for a sign variance to allow a sign on a dormitory building located in the RD-2 Residential District at 201 N. Charles Street.

Attachments: [Carroll University Sign Appeal- Cover Sheet](#)
[Carroll University Sign Appeal - Application and Sign Details](#)

Robin Grams

XI. Director of Community Development Report

XII. 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.