



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, May 27, 2026

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#26-03494](#) Minutes of April 22, 2026

Attachments: [Sign In Sheet - 4-22-2026](#)
[DRAFT Minutes Plan Commission 4-22-26](#)

VI. Consent Agenda

[PC26-0049](#) Minor Site Plan & Architectural Review, 3103 Saylesville Road, Water Utility – a request to approve plans for a new 70-foot-tall radio tower to be installed south of the Well 8 building in the I-1 Institutional District

Attachments: [City of Waukesha Cover Sheet - 3103 Saylesville Road Minor SPAR](#)
[Site Plans - Waukesha Well 8 Project, 3103 Saylesville Rd, April 2, 2026](#)
[Cover Letter - Waukesha Well 8 Project, 3103 Saylesville Rd, April 2, 2026](#)
[Elevations and Engineering Certifications - Waukesha Well 8 Project, 3103 Sayl](#)

Doug Koehler

[PC26-0054](#) Minor Site Plan & Architectural Review, 800 Philip Drive, The Gund Company– a request to approve plans to install a new 800 sq. ft concrete pad for the installation of new tanks at the rear of building located in the M-1 Industrial District.

Attachments: [City of Waukesha Cover Sheet -The Gund Company](#)
[Project Staff Reviews - SPAR26-00028](#)
[Storage Tank Plans - The Gund Company, 800 Phillip Dr. 5-27-](#)
[Resin Details - The Gund Company, 800 Phillip Dr. 5-27-26](#)
[Site Plans - The Gund Company, 800 Phillip Dr. 5-27-26](#)

Charlie Griffith

[PC26-0055](#) Extraterritorial Certified Survey Map – Davies, Summit Avenue in the Town of Delafield – A request for extraterritorial approval a 10.49-acre 2 Lot and 2 Outlot CSM along the south side of Summit Avenue west of the City of Waukesha in the Town of Delafield.

Attachments: [City of Waukesha Cover Sheet- ExtraterritorialCSM Davies](#)
[Davies Delafield CSM-041526](#)

Doug Koehler

[PC26-0058](#) Certified Survey Map - 211 and 233 Maple Avenue, Carroll University – A request to approve a 1 Lot CSM to combine the two properties at 211 and 233 Maple Avenue into one 3.382-acre lot located along the east side of Maple in the I-1 Institutional District.

Attachments: [City of Waukesha Cover Sheet - 211 and 233 Maple Ave](#)
[Project Staff Reviews - CSM26-00007](#)
[Certified Survey Map - Carroll University, 211 and 233 Maple Ave. 5-27-26](#)

Charlie Griffith

VII. Public Hearings

[PC26-0051](#) Conditional Use Permit – 400 W Sunset Drive, Juanito Motor Auto Care LLC. – A request for a Conditional Use Permit to allow an auto repair business to operate in the existing building located in the B-3 General Business District.

Attachments: [City of Waukesha Cover Sheet -Juanito Auto Care](#)
[Project Staff Reviews - CU26-00004](#)
[Conditional Use Permit Application - Juanito Auto Care, 400 W. Sunset Dr. 5-27](#)

Charlie Griffith

[PC26-0057](#) 2100 Airport Road – A request for a Conditional Use Permit to allow the operation of an metal machining, stamping, fabrication and powder coating business at 2100 Airport Road in the M-3 Limited Business Industrial Park District.

Attachments: [City of Waukesha Cover Sheet -2100 Airport Rd.](#)
[Site Plan with Gravel Drive Description - Wisconsin Metal Parts, 2100 Airport Rd.](#)
[Building Info - Wisconsin Metal Parts, 2100 Airport Rd. 5-21-26](#)
[Conditional Use Permit Application - Wisconsin Metal Parts, 2100 Airport Rd. 5-](#)
[Project Staff Reviews - CU26-00005](#)

Charlie Griffith

VIII. Action on Public Hearings

[PC26-0051](#) Conditional Use Permit – 400 W Sunset Drive, Juanito Motor Auto Care LLC. – A request for a Conditional Use Permit to allow an auto repair business to operate in the existing building located in the B-3 General Business District.

Attachments: [City of Waukesha Cover Sheet -Juanito Auto Care](#)
[Project Staff Reviews - CU26-00004](#)
[Conditional Use Permit Application - Juanito Auto Care, 400 W. Sunset Dr. 5-27](#)

Charlie Griffith

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[Site Plan with Gravel Drive Description - Wisconsin Metal Parts, 2100 Airport Rd.](#)
[Building Info - Wisconsin Metal Parts, 2100 Airport Rd. 5-21-26](#)
[Conditional Use Permit Application - Wisconsin Metal Parts, 2100 Airport Rd. 5-](#)
[Project Staff Reviews - CU26-00005](#)

Charlie Griffith

IX. Business Items

[PC26-0050](#) Final Site Plan & Architectural Review, 245 N Barstow Street, Carroll University – a request to approve plans for a new 55,000 sq. ft. 3 story business school building along the east side of Barstow Street located in the I-1 Institutional District.

Attachments: [City of Waukesha Cover Sheet - 245 N. Barstow St.](#)
[Traffic Study-Carroll SSEBT-245 N Barstow St 5-27-26](#)
[20260514_245 Barstow-Carroll University_MSA Review Letter](#)
[Civil Plans_Carroll SSBET-245 N Barstow Street 5-27-26](#)
[Elevations and Renderings-Carroll SSEBT-245 N Barstow St 5-27-26](#)
[Landmark Commission Documentation \(perspectives, renderings, floor plans\)_C](#)
[Landscape Plan-Carroll SSBET-245 N Barstow Street 5-27-26](#)
[Lighting Plans-Carroll SSEBT-245 N Barstow St - 5-27-26](#)
[Parking Lot Landscape Island Areas - Carroll SSBET - 245 N. Barstow St. 5-27-](#)
[Project Staff Reviews - SPAR26-00026](#)
[Stormwater Management Plan-Carroll SSBET-245 N Barstow Street 5-27-26](#)

Charlie Griffith

[PC26-0045](#) Certified Survey Map – 1535 E Racine Avenue – A request to approve a 2 Lot CSM splitting the 0.94-acre parcel located along the south side of Racine Avenue into two lots under the B-1 Neighborhood Business District.

Attachments: [City of Waukesha Cover Sheet- CSM 1535 E Racine Ave](#)
[CSM Checklist](#)
[CSM - 1535 E Racine Ave](#)
[City Department review comments - CSM 1535 Racine Ave](#)
[CSM - 1535 E Racine Ave_MSA Comments 4-24-2026](#)

Doug Koehler

[PC26-0053](#) Minor Site Plan & Architectural Review, 1101 W St. Paul Avenue, INNIO – a request to approve final plans to remodel the main entrance along W St Paul Avenue in the M-2 General Manufacturing District.

Attachments: [City of Waukesha Cover Sheet - 1101 W St Paul Ave Minor SPAR](#)
[PID Cover Letter 042226](#)
[Arch Plan Set_INNIO Entrance 6 Renovation_1101 W St Paul Ave_042726](#)
[City Department Review Comments - minor SPAR 1101 W St Paul INNIO Entra](#)

Doug Koehler

[ID#26-03694](#) Review and Possible Action to declare five City owned properties as Surplus Land – 7.55 acres of land spread across five sites will no longer be needed by the water utility including 1430 S East Ave, 2320 W Sunset Dr, 3815 Creekside Dr, 115 Delafield St, and parcel WAKC 1382-002 located along Center Road.

Attachments: [City of Waukesha Cover Sheet - Surplus Land, Water Utility sites](#)
[Suplus - 5 Water Utility Sites](#)

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. 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).