



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final-revised

### Plan Commission

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Wednesday, July 23, 2025

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#25-01374](#) Minutes of June 25, 2025

**Attachments:** [PC Minutes - Draft 6-25-2025](#)  
[Sign In Sheet - 6-25-2025](#)

VI. Consent Agenda

*Approval with Staff comments and conditions.*

[PC25-0117](#) Minor Site Plan & Architectural Review - 1615 Silvernail Road, Generations Church – A request to approve plans for a new exterior doorway and accessible ramp at the rear of the church with a new walkway out to the parking lot.

**Attachments:** [City of Waukesha Cover Sheet - 1615 Silvernail Rd Generations Church](#)  
[APPL PC Development Review Application - 010125](#)  
[LS3 ARCHITECTURAL SITE PLAN](#)  
[PR-6837 - EPLEX Stamped 5-29-25 Building Plans](#)  
[Cover Letter](#)

*Doug Koehler*

[PC25-0126](#) Minor Site Plan & Architectural Review - 401 E. Roberta Ave, Waukesha South High School – A request to approve plans for a new accessible ramp at the southwest entrance to the high school at 401 E Roberta Ave

**Attachments:** [Cover Sheet 401 E Roberta Ave Waukesha South High School Minor SPAR](#)  
[APPL and Drawings Waukesha South HS 401 Roberta Ave - 07-25](#)

*Maria Pandazi*

## VII. Public Hearing

[PC25-0116](#)

Conditional Use Permit - 461 W. Sunset Dr., Maxx Auto Care Plus – A request to operate a gas station, convenience store and auto repair shop in the building at 461 W Sunset Drive in the B-3 General Business District

**Attachments:**

[City of Waukesha Cover Sheet -CUP, 461 W Sunset Drive](#)

[Application](#)

[CU application & Application for Development Review](#)

*Robin Grams*

## VIII. Action on Public Hearing

[PC25-0116](#)

Conditional Use Permit - 461 W. Sunset Dr., Maxx Auto Care Plus – A request to operate a gas station, convenience store and auto repair shop in the building at 461 W Sunset Drive in the B-3 General Business District

**Attachments:**

[City of Waukesha Cover Sheet -CUP, 461 W Sunset Drive](#)

[Application](#)

[CU application & Application for Development Review](#)

*Robin Grams*

## IX. Business Items

[PC25-0127](#)

Land Use Plan Amendment - 1300 and 1240 S. Grand Ave – A request from Bridge Church to amend the land use plan designation for the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347, from the Commercial (C) land use to Civic and Institutional (CIV) land use category.

**Attachments:**

[City of Waukesha Cover Sheet - Land Use Amendment Bridge church 1300 an](#)

[BRIDGE CHURCH CSM 051525](#)

[APPL PC Development Review Application - 010125](#)

[Rezoning and Land Use Request - Bridge Church](#)

[Concept Site Plan](#)

*Doug Koehler*

**PC25-0118**

Rezoning - 1300 and 1240 S. Grand Ave – A request from Bridge Church to rezone the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347 from B-4 Office and Professional District to I-1 Institutional District.

**Attachments:**

[City of Waukesha Cover Sheet - Rezoning Bridge Church 1300 and 1240 S Gr](#)  
[BRIDGE CHURCH CSM 051525](#)  
[APPL PC Development Review Application - 010125](#)  
[Rezoning and Land Use Request - Bridge Church](#)  
[Concept Site Plan](#)

*Doug Koehler*

**PC25-0119**

Final Site Plan & Architectural Review - 2001 S Prairie Ave, Weldall Mfg. Expansion – A request from Weldall Mfg. to approve final site plan and architectural review for a 52,300 sq. ft. addition to the manufacturing facility at 2001 S Prairie Ave under the M-2 Industrial District.

**Attachments:**

[City of Waukesha Cover Sheet -Final SPAR, 2001 S Prairie Avenue](#)  
[Waukesha Development Checklists 2024](#)  
[20250715 2001 S. Prairie Ave-Weldall Building Addition MSA Review Letter](#)  
[Cover Letter - Weldall MFG Expansion, 2001 S Prairie Ave \(1\)](#)  
[Comment Response Letter \(City of Waukesha\) - Weldall MFG Expansion, 2001](#)  
[Comment Response Letter \(MSA\) - Weldall MFG Expansion, 2001 S Prairie Ave](#)  
[Weldall MFG Expansion - C300 Site Plan](#)  
[Elevations & Architectural Plans - Weldall MFG Expansion, 2001 S Prairie Ave \(](#)  
[Plan Commission Application - Weldall MFG Expansion, 2001 S Prairie Ave \(1\)](#)  
[Renderings - Weldall MFG Expansion, 2001 S Prairie Ave \(1\)](#)  
[Site Plans - Weldall MFG Expansion, 2001 S Prairie Ave \(2\)](#)  
[Stormwater Memorandum - Weldall MFG Expansion, 2001 S Prairie Ave](#)

*Robin Grams*

**PC25-0120**

Final Site Plan & Architectural Review - 1603 E. Moreland Blvd Wilde Honda – A request form Wilde Honda to approve final plans for a 3,667 sq. ft. addition along with façade and site changes including the addition of sidewalk along Moreland Blvd in the B-5 Community Business District.

**Attachments:**

[Cover Sheet 1603 E. Moreland Blvd Wilde Honda Final SPAR](#)  
[2025-06-23 Wilde Honda - Architectural Drawing Submission](#)  
[2025-06-23 Wilde Honda - Civil and Landscape Submission](#)

*Maria Pandazi*

PC25-0121

Final Site Plan & Architectural Review - 1610 E. Main Street - A request from Woodman's to add a new fueling station, tunnel car wash and outside vacuum stations on an empty lot along E Main Street in front of the store at 1610 E Main Street in the B-5 Community Business District.

Attachments:

[City of Waukesha Cover Sheet -Final SPAR, 1610 E Main Street](#)  
[Woodman's Prelim SPAR Project Reviews raSmith Comment Response 2025-06-23 Application for Development Review and Checklist Final SPAR\\_eS](#)  
[2025-06-23 Woodman's Waukesha Car Wash Civil & LA Plans](#)  
[1610 E Main Street- Project Reviews](#)  
[2025-05-13 Woodman's Waukesha Car Wash Cover Letter](#)  
[2025-06-05 ASMEP Plan Set](#)  
[2025-06-11 Woodman's Waukesha Storm Sewer Design Report](#)  
[2025-06-13 Waukesha Unattended Tunnel Car Wash Renderings](#)  
[2025-06-23 Comment Response Letter](#)  
[2025-06-23 Development Checklists 2024](#)  
[Woodman's Waukesha - Lot 2 CSM](#)  
[SPAR25-00029 Woodman's Car Wash MSA Review](#)  
[Transmittal - 00002](#)

*Robin Grams*

PC25-0131

Rezoning - 735 Pleasant St., La Casa de Esperanza – A request to rezone approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District.

Attachments:

[City of Waukesha Cover Sheet - Rezoning La Casa](#)  
[APPL\\_PC Development Review Application - 010125 - LaCasa de Esperanza 0](#)  
[Site Plan - LaCasa de Esperanza - Arcadian Ave 061725](#)  
[Cover Letter - LaCasa de Esperanza - Arcadian Ave 061725](#)  
[Easement Draft - LaCasa de Esperanza - Arcadian Ave 061725](#)  
[Rezoning - LaCasa de Esperanza - Arcadian Ave 061725](#)

*Doug Koehler*

**PC25-0130**

Certified Survey Map - 735 Pleasant St., La Casa de Esperanza – A request to approve a 5.1402 acre one lot CSM to consolidate 13 parcels owned by La Casa de Esperanza south of Arcadian Avenue west of the rail road tracks, into 1 Lot.

**Attachments:**

[City of Waukesha Cover Sheet - CSM La Casa](#)

[APPL PC Development Review Application - 010125 - LaCasa de Esperanza 0](#)

[Certified Survey Map CSM - LaCasa de Esperanza - Arcadian Ave 061725](#)

[Easement Draft - LaCasa de Esperanza - Arcadian Ave 061725](#)

[Cover Letter - LaCasa de Esperanza - Arcadian Ave 061725](#)

*Doug Koehler*

**PC25-0129**

Final Site Plan & Architectural Review - 735 Pleasant St., La Casa de Esperanza – A request to approve plans for site improvements including asphalt pavement repairs and replacement along with new pavement and greenspace as well as new striping.

**Attachments:**

[City of Waukesha Cover Sheet - Final Site Plan and Architectural Review La C](#)

[City Department Review Comments - La Casa Final SPAR](#)

[Certified Survey Map CSM - LaCasa de Esperanza - Arcadian Ave 061725](#)

[Site Plan - LaCasa de Esperanza - Arcadian Ave 061725](#)

[Cover Letter - LaCasa de Esperanza - Arcadian Ave 061725](#)

[Plan Commission Application - LaCasa de Esperanza - Arcadian Ave 061725](#)

[Rezoning - LaCasa de Esperanza - Arcadian Ave 061725](#)

*Doug Koehler*

**PC25-0128**

Land Use Amendment - 3011 Saylesville Road – A request from Momentum Early Learning to amend the land use plan designation for the property at 3011 Saylesville Rd. (WAKC 1363075) and the property at the southeast corner of Saylesville Road (WAKC1374993), from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

**Attachments:**

[PC25-0128 Cover Sheet - Land Use Plan Amendment - 3011 Saylesville Rd](#)

[3011 Saylesville Location Map](#)

[Plan Commission Application - Momentum Early Learning Project, 3011 Sayles](#)

[Cover Letter Petition for Amending The City of Waukesha's Zoning Ordinance](#)

[Land Use Plan Amendment - 3011 Saylesville Rd](#)

*Jeff Fortin*

[PC25-0122](#) Rezoning – 3011 Saylesville Road – A request from Momentum Early Learning to rezone the property at 3011 Saylesville Rd, (WAKC1363075 and the property at the southeast corner of Saylesville Road (WAKC1374993) from I-1 Institutional District to the B-3 General Business District

**Attachments:** [PC25-0122 Cover Sheet - Rezoning - 3011 Saylesville Rd](#)  
[3011 Saylesville Location Map](#)  
[Plan Commission Application - Momentum Early Learning Project, 3011 Saylesville Rd](#)  
[Cover Letter Petition for Amending The City of Waukesha's Zoning Ordinance](#)  
[Rezoning Ordinance for CCC \(DRAFT\) - 3011 Saylesville Road](#)  
[Rezoning - Petition for Amending The City of Waukesha's Zoning Ordinance](#) 30

*Jeff Fortin*

[PC25-0123](#) Consultation - 2110 E. Moreland Blvd., Dunkin' - A request to discuss a potential change to the site at 2110 E. Moreland Blvd, an existing multi-tenant commercial building, to accommodate a Dunkin' store with a drive-thru window, and changes to the site to accommodate vehicle stacking in the B-5 Community Business District.

**Attachments:** [Cover Sheet 2110 E. Moreland Blvd Dunkin Consultation](#)  
[Dunkin 2110 E Moreland](#)  
[Applicant Cover Letter 2110 E Moreland Dunkin Consultation](#)

*Maria Pandazi*

[PC25-0124](#) Consultation – Meadowbrook Road, Tukka Properties - A request to discuss a potential senior residential project to include Independent, assisted living and memory care units, on vacant land along the west side of Meadowbrook Road north of Cold Water Creek Drive.

**Attachments:** [City of Waukesha Cover Sheet -Consultation - Tukka Meadowbrook Road](#)  
[Application for Development Review - Signed](#)  
[SITE PLAN - Tukka Waukesha, 0 Meadowbrook Road, June 30,2025](#)  
[Exterior Rendering View 1 - Tukka Waukesha, 0 Meadowbrook Road, June 30,2025](#)  
[Exterior Rendering View 2 - Tukka Waukesha, 0 Meadowbrook Road, June 30,2025](#)

*Doug Koehler*

**PC25-0125**

Minor Site Plan & Architectural Review – 408 W Sunset Drive – A request to approve plans to rebuild the 1,456 sq. ft. auto dealership building, which had been damaged by fire, in the same location at 408 W Sunset Dr in the B-5 Community Commercial District.

**Attachments:**

[Cover Sheet - 408 W. Sunset Drive, Minor SPAR](#)  
[Colored Elevation Tessmer Auto Center 408 Sunset Drive](#)  
[408 W. Sunset Location Map](#)  
[Application for Development Review and Checklist Tessmer Auto Center 408 St](#)  
[Letter From Property Owner \(Parking\) - 408 W Sunset](#)  
[Elevations and Architectural Plans Tessmer Auto Center 408 Sunset Drive](#)  
[Landscape Plan Tessmer Auto 408 West Sunset Drive 6.20.25](#)

*Jeff Fortin*

**PC25-0132**

Final Site Plan & Architectural Review - 2021 Springdale Road, Emergency 24 – A request to approve plans for a 1,470 sq. ft. addition to the building at 2021 Springdale Road to include façade changes to the existing portion of the building located in the B-5 Community Business District.

**Attachments:**

[City of Waukesha Cover Sheet - Final Site Plan and Architectural Review 2021](#)  
[City Department Review Comments - 2021 Springdale Rd Final SPAR](#)  
[Application for Development Review and Checklist - Emergency 24, 2021 Spring](#)  
[Utility Plans – Emergency 24, 2021 Springdale Rd, June 23, 2025](#)  
[Cover letter and Plan of Operation Emergency 24, 2021 Springdale Rd, June 2](#)  
[Elevations and architectural plans – Emergency 24, 2021 Springdale Rd, June 2](#)  
[Landscape plans – Emergency 24, 2021 Springdale Rd, June 23, 2025](#)  
[Lighting and Photometrics - Emergency 24, 2021 Springdale Rd, June 23, 2025](#)  
[PLAN COMMISSION COMBINED SET\\_Emergency 24, 2021 Springdale Rd, Ju](#)  
[Renderings – Emergency 24, 2021 Springdale Rd, June 23, 2025](#)  
[Site Engineering and grading – Emergency 24, 2021 Springdale Rd, June 23, 21](#)  
[Site plans – Emergency 24, 2021 Springdale Rd, June 23, 2025](#)  
[Stormwater management plan – Emergency 24, 2021 Springdale Rd, June 23, 2](#)

*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).