



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final

### Plan Commission

---

Wednesday, March 23, 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#22-3843](#) Minutes for the meeting of February 23, 2022

**Attachments:** [Plan Commission Minutes of 2-23-2022](#)  
[Sign-In Sheet - Feb 23, 2022](#)

VI. Consent Agenda

[PC22-0214](#) Extra-territorial Certified Survey Map, KHS, USA, Inc. - 880 Bahcall Ct.-  
Proposed 1-Lot Certified Survey Map covering 12.863 acres in the Town  
of Brookfield.

**Attachments:** [880 Bahcall Ct- Extra-Territorial CSM Cover Letter](#)  
[CJE2154R2-CSM](#)  
[Application for Development Review - City of Waukesha](#)  
[Attachment E](#)

*Robin Grams*

[PC22-0211](#) Minor Site Plan & Architectural Review, Chili's, 1260 W. Sunset Dr. -  
Re-paint exterior facade to new color scheme and replace fabric awnings  
with metal (no frame change)

**Attachments:** [Chili's- Minor Site Plan, Cover letter](#)  
[Exterior Elevation Plans, 1260 W Sunset Dr](#)  
[Site Plan, 1260 W Sunset Dr](#)  
[Application for Development Review, 1260 W Sunset Dr](#)

*Robin Grams*

[PC22-0220](#) Minor Site Plan & Architectural Review - 2100 E. Moreland Blvd. - Proposed interior and exterior alterations to convert the former restaurant building to a veterinary clinic.

**Attachments:** [2100 E. Moreland, Westtown Vet- Minor Site Plan, Cover letter](#)  
[Site, Elevation, Ext. Plan](#)  
[03\\_21079\\_SP1.0](#)  
[Minor Site Plan and Review Application](#)

*Robin Grams*

[PC22-0225](#) Minor Site Plan & Architectural Review - 524 Bluemound Road - Addition of pre-assembled shed

**Attachments:** [Cover Sheet - 524 Bluemound Rd. - Minor Site Plan and Archtiectural Review. |](#)  
[Handy Home Products Installed Braymore 10 ft. x 16 ft. Wooden Shed with Drift](#)  
[524 Bluemound site plan with proposed shed and landscaping](#)

*Charlie Griffith*

## VI. Open Public Hearing

[PC22-0209](#) Conditional Use Permit - 444 Wisconsin Ave - Spring City Collective LLC - Request for a Conditional Use Permit to allow a residential unit on the 2nd floor of the building at 444 Wisconsin Avenue.

**Attachments:** [444 Wisconsin- Conditional Use Permit Cover Letter](#)  
[Conditional Use Permit, 444 Wisconsin Ave, Spring City Collective, LLC](#)  
[444 Wisconsin Ave exterior photo](#)  
[Application for Development Review - 444 Wisconsin Ave](#)

*Robin Grams*

[PC22-0216](#) Conditional Use - 713 N. Grandview Blvd - SE WI Emergency Support Group, d/b/a Friends with Food - Request for a Conditional Use Permit to operate a food pantry at 713 N. Grandview Blvd.

**Attachments:** [Cover Sheet - Conditional Use - 713 N. Grandview](#)  
[Shared Parking - 800 Morgan](#)  
[Applicant Correspondence - R. Gamauf](#)  
[CU Permit Application - 713 N Grandview Blvd](#)  
[Nonprofit Business Plan - SE WI Emergency Support Group, Inc. dba Friends w](#)  
[Project Reviews CU22-00006 3-15-2022](#)

*Charlie Griffith*

## Action on Public Hearing

[PC22-0209](#) Conditional Use Permit - 444 Wisconsin Ave - Spring City Collective LLC - Request for a Conditional Use Permit to allow a residential unit on the 2nd floor of the building at 444 Wisconsin Avenue.

**Attachments:** [444 Wisconsin- Conditional Use Permit Cover Letter](#)  
[Conditional Use Permit, 444 Wisconsin Ave, Spring City Collective, LLC](#)  
[444 Wisconsin Ave exterior photo](#)  
[Application for Development Review - 444 Wisconsin Ave](#)

*Robin Grams*

[PC22-0216](#) Conditional Use - 713 N. Grandview Blvd - SE WI Emergency Support Group, d/b/a Friends with Food - Request for a Conditional Use Permit to operate a food pantry at 713 N. Grandview Blvd.

**Attachments:** [Cover Sheet - Conditional Use - 713 N. Grandview](#)  
[Shared Parking - 800 Morgan](#)  
[Applicant Correspondence - R. Gamauf](#)  
[CU Permit Application - 713 N Grandview Blvd](#)  
[Nonprofit Business Plan - SE WI Emergency Support Group, Inc. dba Friends w](#)  
[Project Reviews CU22-00006 3-15-2022](#)

*Charlie Griffith*

## VII. Business Items

[PC22-0212](#) Final Site Plan Review - 1537 & 1583 E Moreland Blvd, Waukesha Hyundai - Proposed building addition and site work to accommodate a new Hyundai Dealership facility.

**Attachments:** [Cover Sheet - Boucher Automotive Final SPAR](#)  
[Cover Letter](#)  
[2022-03-18 Driveway Revision](#)  
[Combined Storm Sewer Calcs](#)  
[Hyundai City Maintenance Agreement](#)  
[Landscape and Lighting - Revised 3-16-22](#)  
[Project Reviews Boucher Hyundai Final SPAR 3-16-22](#)  
[20210913 CSM 1232-Sheet1-7](#)  
[Boucher Hyundai Building Elevations](#)  
[Boucher Hyundai Existing Topography](#)  
[Combined Civil \(Construction\) Plans - Revised 3-16-22](#)

*Charlie Griffith*

[PC22-0215](#)

Rezoning Petition - 2315 Badger Dr. - Request to amend the zoning district at 2315 Badger Dr. from M-2 General Manufacturing District to the MM-1 Mixed Use Manufacturing District.

**Attachments:**

[Cover Sheet - 2315 Badger Dr. Rezoning M-2 to MM-1](#)

[Re-Zoning Ordinance - 2315 Badger Dr](#)

[Correspondence from Petitioner - 2315 Badger Dr.](#)

[Petition for Rezoning 2315 Badger Dr.](#)

[Project Reviews RZ22-00002 2315 Badger Dr. - 3-15-22](#)

*Charlie Griffith*

[PC22-0219](#)

Rezoning Petition – 704 N. Grand Ave. - Request to amend the zoning district at 704 N. Grand Ave. from B-3 General Business District to the B-2 Central Business District.

**Attachments:**

[Cover Sheet - Rezoning 704 N Grand Avenue](#)

[Re-Zoning Ordinance - 704 N. Grand Ave](#)

[704 N Grand Ave Legal Description](#)

*Doug Koehler*

[PC22-0218](#) PUD, Final Site Plan and Architectural Review – Tallgrass Villas, Northview Road - Proposed two-family condominium development consisting of 48 units in 24 ranch style buildings on 16.36 acres of land.

**Attachments:**

[Cover Sheet -PUD Final SPAR Tallgrass Villas Northview Road](#)  
[WIC SE 2017 68 03019 Wetland Delineation Confirmation Letter 20171117](#)  
[Department Review Comments Final SPAR Tallgrass Villas](#)  
[DRAFT City Maintenance Agreement - Tallgrass Villas](#)  
[Summary Tallgrass Villas 2-Fam. Ranch Style Condos, Waukesha](#)  
[SWMP Tallgrass COMPLETE 2022-02-18](#)  
[TALL GRASS LANDSCAPEPLAN-3-16-2022-colored](#)  
[Tallgrass Villas Resonse Letter #1 2-21-22](#)  
[Tallgrass Villas Storm Sewer Design 2-21-22](#)  
[Tallgrass Villas Civil Plan Set 2021-02-21](#)  
[TGMF Soil Borings 2005 8-25-17](#)  
[TGMF Stantec Wetland Delineation 8-4-2017](#)  
[Tallgrass Application Final Site & Bldg.](#)  
[Sabrina 1600 at Tallgrass - Evening Blue res](#)  
[Sabrina 1600 - 8 ft exposure 2-21-22](#)  
[Sabrina 1600 - no exposure 2-21-22](#)  
[Sabrina 1600 at Tallgrass - Boothbay Blue res](#)  
[Sabrina 1600 at Tallgrass - Deep Ocean res](#)  
[TALL GRASS-foundation plans-south face-tallgrass.2-19-22 bandw](#)  
[TALL GRASS LANDSCAPEPLAN-1-31-22 BandW](#)  
[TALL GRASS-foundation plans-north face-tallgrass.2-19-22 bandw](#)  
[WE Tallgrass Street Lighting Plan](#)  
[Coach Black led-post-top](#)

*Doug Koehler*

## 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.