



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, May 26, 2021

6:30 PM

Virtual Meeting

Direct link to the meeting for live stream: <https://waukesha.legistar.com/Calendar.aspx>

Listen to the meeting live by calling 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 996 5650 4000

Password: 164599

If you would like to participate in public comment for this meeting, you need to register by 4:00 PM the day of the meeting by following this link:

<https://waukesha-wi.gov/1907/Public-Comment>

Directions for registration at the end of agenda.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

A. [ID#21-2081](#) Minutes for the Meeting of April 28, 2021.

Attachments: [pcmn210428](#)

VI. Consent Agenda

Approval with Staff Comments and Conditions.

A. [PC21-0037](#) Cue Club of Wisconsin, 2454 N. Grandview Blvd., Minor Site Plan & Architectural Review - Proposed addition of deck for outdoor seating with ADA access, and plantings along the base of the deck.

Attachments: [Cue Club ARCH SET](#)
[Cue Club Cover Sheet](#)
[Cue Club Dept. Comments](#)

Robin Grams

- B.** [PC21-0040](#) Casa Noble, 421 S. Grand Avenue, Minor Site Plan & Architectural Review - Proposed 300 sq.ft. addition to the north side of the restaurant, a new ADA ramp on the south side of the building, along with a renovation of the interior including new ADA restrooms.

Attachments: [Plan Commission Cover Letter - 4.23.21](#)
 [PC Submittal 2021-04-26](#)
 [Casa Noble Cover Sheet](#)
 [Casa Noble Dept. Comments](#)

Doug Koehler

VII. Business Items

- A.** [PC21-0036](#) 1606-1610 Lincoln Avenue, Certified Survey Map - Proposed 2 Lot CSM with Lot 1, 4.7865 acres, containing the existing commercial improvements, and Lot 2, 3.4509 acres, to the west is vacant and will be a proposed truck lot after rezoning.

Attachments: [CSM-Sheet 1-6](#)
 [Rezoning Exhibit](#)
 [Site Plan Updated 0316](#)
 [CSM Checklist](#)
 [Lincoln Ave CSM Cover Sheet](#)
 [Lincoln Ave. CSM Dept. Comments](#)

Charlie Griffith

- B.** [PC21-0035](#) 1606-1610 Lincoln Avenue, Rezoning - Rezone 3.45098 acres of land from M-3 Limited Business and Industrial Park District to M-1 Light Manufacturing District.

Attachments: [CSM3696-Sheet 1-6](#)
 [Rezoning Exhibit](#)
 [Site Plan Updated 0316](#)
 [CSM Checklist](#)
 [Lincoln Ave Rezoning Cover Sheet](#)
 [Lincoln Ave. Rezoning Dept. Comments](#)

Charlie Griffith

- C.** [PC21-0038](#) Darrow Kia Parking Lot, 2137 E. Moreland Blvd., Minor Site Plan & Architectural Review - Proposed removal of the former restaurant building on this site, to convert the entire parcel to a car sales lot, with new landscaping and lighting to be provided.

Attachments: [Cover Letter](#)
[Letter and description](#)
[Photometric](#)
[Plans](#)
[3200102 - Kia Waukesha Expansion](#)
[Kia Waukesha Landscape Plan Rendering](#)
[Darrow Kia Cover Sheet](#)
[Darrow Kia Dept. Comments](#)

Robin Grams

- D. [PC21-0039](#) ProHealth Care, Inc., Spring City Drive, Final Site Plan & Architectural Review - Proposed 10,127 sq. ft. medical clinic to be constructed at 1011 Spring City Dr., a vacant double frontage lot which also fronts on to Sunset Drive.

Attachments: [PHC Clinic - Application Narrative](#)
[PHC Clinic - Attachments I_A_B_C_D_H](#)
[PHC Clinic - Drawings](#)
[PHC Clinic - Light Fixtures](#)
[PHC Clinic - Signage](#)
[ProHealth Care Cover Sheet](#)
[ProHealth Care SPAR Dept. Comments](#)

Doug Koehler

- E. [ID#21-2242](#) ProHealth Care, Inc., Spring City Drive, Sign Appeals - ProHealth would like to request a second detached sign, for the new clinic site at 1011 Spring City Drive.

Attachments: [ProHealth Care Sign Appeals](#)
[ProHealth Care Sign Cover Sheet](#)

Doug Koehler

- F. [PC21-0042](#) Prairie Philip, 2105 Pewaukee Road, Rezoning - Rezone 5.2886 acres of land from T-1 Temporary Zoning to M-2 General Manufacturing District.

Attachments: [Cover Letter](#)
[Signed Petition for Rezoning](#)
[Prairie Philip Rezoning Cover Sheet](#)
[Prairie Philip Dept. Comments](#)

Charlie Griffith

- G. [ID#21-2321](#) Referral – Ald. Rick Lemke - Zoning Code Amendment - Amend Section 22.58(2)(j)3. of the zoning code regarding solid fences on residential lots having two street frontages.

Attachments: [Memo-R Lemke Referral.pdf](#)

Doug Koehler

- H. [ID#21-2312](#) Referral – Ald. McElderry – River Valley Rd. Extension – Request to reassess the traffic analysis for River Valley Road connection to STH 59, and a request to not connect River Valley Road to STH 59 until the Traffic Impact Analysis is updated and the final report is presented for public review and comment.

Attachments:

- [1 River Valley Road Extension-Referral Ald. McElderry Cover Sheet](#)
- [2 Ald McElderry Referral](#)
- [3 River Valley Rd Petition 2021](#)
- [4 Summary of STH 59 West Town Center Traffic Impact Analysis Update dated](#)
- [5 River Valley Rd Extension and Connection](#)
- [6 Memo from City Attorney](#)

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.

PUBLIC COMMENT

Waukesha is currently conducting its meetings virtually due to the COVID-19 pandemic and City Hall is closed. There have been numerous security problems in opening up meeting for anyone to “enter” a virtual meeting, so the city has developed a specific process in order to allow the public to provide comments while also ensuring that the meeting is conducted appropriately.

Steps to Register for Public Comment:

- You will need to register for public comment on the following link if you wish to participate. <https://waukesha-wi.gov/1907/Public-Comment>
- Provide the required information (First and Last name, E-mail address, address, phone number)
- City staff will review your registration. You will then be contacted by a City staff member by phone to verify your information.
- Once verified, you will receive an e-mail link for the meeting. When it is time for the meeting, you click on the provided link to join the meeting.
- The link you receive is unique to you. It cannot be forwarded or shared with others. Each person that would like to comment needs to complete their own registration.
- Registration must be submitted by 4PM on the day of the meeting start time to allow time for verification.

If you would prefer to not participate live in the meeting, you can submit comment at least one hour prior to the meeting by e-mailing CommDev@waukesha-wi.gov. You will need to include the specific meeting and item (from the list above) that your comment is for as well as your name and address. Your comment will be read live at the meeting during public comment. If you have any questions regarding this process, please contact 262-524-3671 during business hours.