



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, July 22, 2020

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: 932 0628 7125

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

[ID#20-0703](#) Minutes for the Meeting of June 24, 2020.

Attachments: [pcmn200624](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC20-0056](#) 1600 & 1700 Airport Road - Certified Survey Map – Proposed two lot CSM creating an 8.341-acre lot parcel for 1600 Airport Road and a 2.462-acre lot for 1700 Airport Road.

Attachments: [Attachment A](#)
[Attachment E](#)
[QUAD-M_CSM](#)
[1600 Airport Road Dept. Comments](#)
[1600 1700 Airport Road Cover Sheet](#)

Robin Grams

VII. Open Public Hearing

[PC20-0062](#) Public Hearing: Picasso Automotive Paint Specialists, 1352 Ellis Street - Conditional Use Permit – Proposed sale of automobiles by Picasso Automotive Paint Specialists in the M-2 General Manufacturing zoning district.

Attachments: [1343 Ellis Lot](#)
[1343 Ellis St - Google Maps](#)
[CD A-1.00 Layout](#)
[CD A-2.00 Layout](#)
[Color chart](#)
[Exterior Can Light](#)
[Exterior Wall Pack](#)
[Landscape Plan](#)
[North Elevation](#)
[Picasso Auto Dept. Comments](#)
[Picasso Auto Cover Sheet](#)

Charlie Griffith

[PC20-0058](#) Public Hearing: Catholic Memorial High School, 601 E. College Avenue - Conditional Use Permit – Proposed installation of athletic field lights around the track and football/soccer field behind the school.

Attachments: [back of CMH building \(1\)](#)
[CMH Aerial View](#)
[CMH Conditional Use Permit Lightng Page two](#)
[Conditional Use Permit](#)
[Waukesha Plan Commission - Lighting Proposal June 2020](#)
[WI-Catholic Memorial HS \(FB\) 50 FC 060920 \(2\)](#)
[Catholic Memorial High Dept. Comments](#)
[Catholic Memorial Cover Sheet](#)

Charlie Griffith

[PC20-0064](#) Public Hearing: House of Horsepower, 431 W. Main Street - Conditional Use Permit – Proposed sale of antique and collector automobiles in the B-2 Central Business zoning district.

Attachments: [House of Horsepower submittal](#)
[House of Horsepower Dept. Comments](#)
[Horsepower Cover Sheet](#)

Robin Grams

VIII. Action on Public Hearing:

[PC20-0061](#) Action: Picasso Automotive Paint Specialists, 1352 Ellis Street - Conditional Use Permit – Proposed sale of automobiles by Picasso Automotive Paint Specialists in the M-2 General Manufacturing zoning district.

Attachments: [1343 Ellis Lot](#)
[1343 Ellis St - Google Maps](#)
[CD A-1.00 Layout](#)
[CD A-2.00 Layout](#)
[Color chart](#)
[Exterior Can Light](#)
[Exterior Wall Pack](#)
[Landscape Plan](#)
[North Elevation](#)
[Picasso Auto Dept. Comments](#)
[Picasso Auto Cover Sheet](#)

Charlie Griffith

[PC20-0059](#) Action: Catholic Memorial High School, 601 E. College Avenue - Conditional Use Permit – Proposed installation of athletic field lights around the track and football/soccer field behind the school.

Attachments: [back of CMH building \(1\)](#)
[CMH Aerial View](#)
[CMH Conditional Use Permit Lightng Page two](#)
[Conditional Use Permit](#)
[Waukesha Plan Commission - Lighting Proposal June 2020](#)
[WI-Catholic Memorial HS \(FB\) 50 FC 060920 \(2\)](#)
[Catholic Memorial High Dept. Comments](#)
[Catholic Memorial Cover Sheet](#)

Charlie Griffith

[PC20-0065](#) Action: House of Horsepower, 431 W. Main Street - Conditional Use Permit – Proposed sale of antique and collector automobiles in the B-2 Central Business zoning district.

Attachments: [House of Horsepower submittal](#)
[House of Horsepower Dept. Comments](#)
[Horsepower Cover Sheet](#)

Robin Grams

IX. Business Items

[ID#20-0907](#) Butler Middle School, 310 N. Hine Avenue - Sign Appeals

Attachments: [Butler Middle School Sign Appeal submittal](#)
[Butler Middle School \(Sign Appeals\) Cover Sheet](#)

Charlie Griffith

[PC20-0063](#) 741 N. Grand Avenue - Minor Site Plan & Architectural Review

Attachments: [741 Facade Permit App](#)
[741 N Grand Facade Improvements_06 29 2020](#)
[741 N. Grand Dept. Comments](#)
[741 N. Grand Cover Sheet](#)

Doug Koehler

[ID#20-0789](#) Approve purchase of Rempe Property in the amount of \$500,000, plus closing costs

Attachments: [Rempe Final for WC](#)

Doug Koehler

Legislative History

6/25/20 Waukesha Water Commission approved

7/7/20 City Council Passed by consent vote

[PC20-0066](#) Aeroshade, Oakland Avenue, Ellis St., and N. Greenfield Ave. – Certified Survey Map – Proposed 3 Lot CSM to orient the 3 lots to Greenfield Avenue at the NW corner of Ellis Avenue and Greenfield Avenue.

Attachments: [Aeroshade CSM](#)
[Aeroshade Dept. Comments](#)
[Aeroshade CSM Cover Sheet](#)

Jeff Fortin

[PC19-0009](#) Aeroshade, Oakland Ave., Ellis St., and N. Greenfield Avenue - Final Plat Review – Proposed Plat of 7 single-family lots and one outlot, south of the former Chicago and Northwestern R.R. right of way/Wisconsin and Southern R.R. right of way.

Attachments: [2019-01-03 Comment Response.pdf](#)
[S-8525 Aeroshade SWMP full.pdf](#)
[S8525 Plan Set 2018-11-26.pdf](#)
[Aeroshade Dept. Comments](#)
[Aeroshade Plat Cover Sheet](#)

Jeff Fortin

[PC20-0033](#) Ethnos 360 Bible Institution, 915 N. Hartwell - Final Site Plan & Architectural Review – Proposed expansion to the parking lot off of Hartwell to provide an additional 33 parking spaces.

Attachments: [Ethnos360 grading5](#)
[Description & Plan](#)
[Ethnos Base_06-22-20-MGP](#)
[SFront Offi20062213040](#)
[Ethnos Base_06-22-20-MGP](#)
[Ethnos PC Application](#)
[Ethnos 360 Bible Dept. Comments](#)
[Ethnos Cover Sheet](#)

Robin Grams

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.

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.