



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, September 27, 2023

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#23-7508](#) PC Minutes of August 23, 2023

Attachments: [PC Minutes 8-23-2023 - Draft](#)
[Sign In Sheet - 8-23-2023](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC23-0435](#) Minor Site Plan and Architectural Review - Tallgrass Villas, (Adalyn 1600) - The developer has requested minor changes to the proposed building type from what was originally approved. Similar materials and massing of masonry is incorporated onto the new building type.

Attachments: [Cover Sheet - Minor SPAR- Tallgrass Villas - change in building style](#)
[Tallgrass Villas Approved Site Plan 4.27.23](#)
[A Tallgrass Villas Cover Letter for Requested Changes](#)
[Adalyn 1600 - Transitional - Tallgrass Villas - NO EXPOSURE](#)
[Application City of Waukesha Development Review Minor Changes](#)
[CIVIL TALLGRASS VILLAS EXIST & SITE 22X34-C1.0 SITE PLAN](#)
[CIVIL TALLGRASS VILLAS GRADING PLAN 22X34-C2.0M MASTER GRAI](#)
[Deperatment Review Comments](#)
[Sabrina 1600 - no exposure 4-5-22](#)
[Sabrina 1600 at Tallgrass - Boothbay Blue](#)
[TALL GRASS LANDSCAPEPLAN-3-16-2022-colored](#)
[Tallgrass Adalyn 1600 Elevations](#)

Doug Koehler

[PC23-0438](#) Minor Site Plan and Architectural Review –1341 Pearl Street, Vector Electrical, New Fence – Vector Electrical would like to install a new six-foot-high chain link fence along their west lot line from the street toward the rear of the lot.

Attachments: [Cover Sheet - Minor SPAR- 1341 Pearl Street - Vector Electrical fence Application](#)
[Vector Fence Aerial](#)
[Department Review Comments 1341 Pearl - fence](#)
[Vector Electric - Chain Link Shop Drawing](#)
[Vector Electrical fence revised](#)

Doug Koehler

[PC23-0439](#) Minor Site Plan and Architectural Review - 443 Les Paul Pkwy, Good Times Day Camp – Good Times Day Camp is proposing to construct a new 720 sq. ft. pool accessory building along the east side of the pool.

Attachments: [Cover Sheet - Minor SPAR- 443 Les Paul Pkwy Good Times Pool Accessory Building Coverletter](#)
[2023.08.31 GOOD TIMES DAY CAMP ACCESSORY BLDG](#)
[Pool Accessory Building Application](#)

Doug Koehler

[PC23-0440](#) Certified Survey Map - 378 & 380 W. Main Street - A request to combine two lots, creating one 3,754 square foot lot.

Attachments: [Cover Sheet - 378 W. Main St. CSM](#)
[Project Reviews - CSM23-00008](#)
[Certified Survey Map](#)

Charlie Griffith

VII. Open Public Hearing

[PC23-0434](#) Conditional Use Permit - Lithia - Subaru Dealership & Service Shop - 1733 Manhattan Dr., 1530, 1538, 15690, 1570 E Moreland Blvd – A request from Lithia to operate a Subaru Auto Sales and Service dealership along the north side of Moreland Blvd. east of Manhattan Dr.

Attachments: [Cover Sheet - Lithia Subaru Conditional Use Permit](#)
[Conditional Use Permit Application](#)
[Wilde Subaru Planning Presentation Documents 08-04-2023 REV1 \(1\)](#)
[Lithia Subaru Elevations and Renderings](#)
[Lithia Subaru Site Plans](#)
[Project Reviews - CU23-00007](#)
[Wilde Subaru Concept Car Wash Elevations 09-15-2023](#)
[2023-09-11 Wilde Subaru Car Wash](#)
[Letter from Neighbor - Schwanke](#)

Charlie Griffith

[PC23-0410](#) Conditional Use Permit - 900 Silvernail Road, Scenic Self Storage – A request from Scenic Self Storage to expand their business onto an adjacent vacant parcel under their ownership in the B-5 Community Business District.

Attachments: [Cover Sheet - Scenic Self Storage Conditional Use Permit](#)
[Scenic Storage - 900 Silvernail Rd - CUP Application, letter, and site plans](#)
[Project Reviews - CU23-00005](#)
[Scenic Self Storage Lighting Plan](#)
[Scenic Self Storage Revised Plan Set 8-30-23](#)

Charlie Griffith

VIII. Action on Public Hearing

[PC23-0434](#) Conditional Use Permit - Lithia - Subaru Dealership & Service Shop - 1733 Manhattan Dr., 1530, 1538, 15690, 1570 E Moreland Blvd – A request from Lithia to operate a Subaru Auto Sales and Service dealership along the north side of Moreland Blvd. east of Manhattan Dr.

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[Project Reviews - CU23-00007](#)
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Charlie Griffith

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[Scenic Storage - 900 Silvernail Rd - CUP Application, letter, and site plans](#)
[Project Reviews - CU23-00005](#)
[Scenic Self Storage Lighting Plan](#)
[Scenic Self Storage Revised Plan Set 8-30-23](#)

Charlie Griffith

IX. Business Items

[PC23-0408](#) Final Site Plan and Architectural Review – 900 Silvernail Road, Scenic Self Storage Expansion- A request from Scenic Self Storage to expand the business by construction 3 new self-storage buildings on the vacant lot, owned by Scenic Self Storage, to the east of the current business.

Attachments: [Cover Sheet - Scenic Self Storage Final SPAR](#)
[Scenic Storage - 900 Silvernail Rd - CUP Application, letter, and site plans](#)
[Project Reviews - SPAR23-00021](#)
[Scenic Self Storage Lighting Plan](#)
[Scenic Self Storage Revised Plan Set 8-30-23](#)

Charlie Griffith

[PC23-0442](#) Minor Site Plan and Architectural Review - 101 W. Broadway, Hope Center - 101 W. Broadway – A request to modify the previously approved Landscape Plan.

Attachments: [Cover Sheet - Hope Center Landscape Plan Minor SPAR](#)
[Project Reviews - SPAR23-00036](#)
[Hope Center Parking Lot Drainage](#)
[Hope Center Pergola Rendering](#)
[Hope Center Summary of Changes](#)
[Hope Center Waukesha Planting Plan 09.07](#)

Charlie Griffith

[PC23-0437](#) Rezoning – Kwik Trip 2500 N Grandview Blvd - A request to rezone approximately 0.46 acres from B-5 Community Business District to B-3 General Business District in anticipation of planned expansions to the existing Kwik Trip store and site.

Attachments: [Cover Sheet -Rezoning, 2500 N Grandview Blvd](#)
[CSM & Rezoning Application](#)
[Rezoning Petition](#)

Robin Grams

[PC23-0443](#) Final Site Plan and Architectural Review – Airport Hangar - A request to approve plans for a new airplane hangar on lot 620A at the Waukesha County Airport.

Attachments: [Cover Sheet Final SPAR Airport Hangar Lot 620A](#),
[Hangar 620A Cover Letter](#)
[UES AIP-22 As-Builts SE Hangar Sheets Pad Elevation](#)
[Hangar Development Application UES 180813](#)
[Hangar color rendering East](#)
[Hangar color rendering North](#)
[Hangar color rendering south](#)
[Hangar color rendering west](#)
[Hangar Drawings 27630 Signed Permit Dwgs](#)
[Hangar Utility and approach 001](#)
[Ten Mile Hangar Land Lease 2023 EGW09082023](#)
[Application For Devel. Rev pg 1](#)

Robin Grams

[ID#23-7675](#) Declaration of Surplus Land – SE corner of the intersection of Buena Vista Ave. and Pewaukee Road – Staff is recommending that Lot 63 of Griffin Heights Subdivision, a 0.15 acre vacant City owned parcel of land, be declared surplus and considered for disposition.

Attachments: [Cover Sheet Declaration of Surplus- Vacant lot Buena Vista-Pewaukee](#)
[Surplus Land SE corner of Buena Vista Ave Pewaukee Rd](#)

Doug Koehler

[ID#23-7523](#) Code Amendments – Chapter 21 Fire Prevention

Attachments: [Cover Sheet-Fire Code Amendments](#)
[Fire Code Revision Adopting 2021 IFC and amending codes adopted by referer](#)

Doug Koehler

[ID#23-7715](#) Code Amendment - Proposed update to Section 22.05 and 22.58 of the Zoning Ordinance, to clarify regulation of pergolas and garden arbors.

Attachments: [Cover Sheet - Code Amendments Changes to 22.05 and 22.58](#)
[Proposed changes to Chapter 22 to allow arbors in street yards](#)

[22.05 and 22.58 Zoning Update ordinance](#)

[22.05 Definitions - Redline](#)

[22.58 Accessory Use Regulations - Redline](#)

Charlie Griffith

[ID#23-7714](#) Code Amendments – Chapter 20 Heating, Ventilating and Air Conditioning

Attachments: [Cover Sheet - Chapter 20 Code Amendments](#)
[20.03 20.04 HVAC Rev 9-20-23](#)

Maria Pandazi

[ID#23-7511](#) Comprehensive Plan Update - Review and Provide Input on Draft Goals & Policies for the Transportation section and the Economic Development section

Attachments: [Transportation Goals and Policies \(Draft\)](#)
[Economic Development Goals and Policies \(Draft\)](#)

Jeff Fortin

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.