



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final-revised

### Plan Commission

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Wednesday, September 22, 2021

6:30 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#21-2712](#) Minutes for the meeting of August 25, 2021.

**Attachments:** [pcmn210825](#)  
[082521 Sign in Sheet](#)

VI. Consent Agenda

*Approval with Staff Comments and Conditions.*

[PC21-0084](#) JM Electrical Contractors LLC, 400 W. Sunset Drive - Minor Site Plan & Architectural Review- Facade improvements to the existing build.

**Attachments:** [JM Electrical Contractors Minor SPAR Cover Sheet](#)  
[JM Electrical\\_400 W. Sunset\\_Staff Reviews](#)  
[Site Pictures](#)

*Maria Pandazi*

[PC21-0092](#) Minor Site Plan and Architectural Review, Taco John's, 317 N Grand Ave - Proposed updating finishes on exterior and installing new dining room package.

**Attachments:** [Taco Johns 317 N. Grand Ave\\_Minor SPAR Cover Sheet](#)  
[Taco Johns\\_317 N. Grand\\_Staff Reviews](#)  
[2021.08.20 TJ Waukesha WI\\_Permit Set](#)

*Maria Pandazi*

[PC21-0091](#) Minor Site Plan and Architectural Review, 2600 Summit Ave, Montessori School Playground - Relocate a former playground structure as an art piece to be located near Brentwood Dr. and Summit Ave.

**Attachments:** [Montessori Saturn Cover Sheet](#)  
[Project Description](#)

*Charlie Griffith*

[PC21-0087](#) Boucher Holdings - Certified Survey Map- A proposed 3 lot CSM to adjust the lot lines of 1503, 1531-1535, 1537 and 1583 E. Moreland Blvd.

**Attachments:** [Boucher CSM Cover Sheet](#)  
[Boucher Holdings CSM Staff Reviews](#)  
[User Manual](#)  
[CSM](#)  
[20210913 CSM 1232-Sheet1-7 Revised](#)

*Charlie Griffith*

## VII. Open Public Hearing

[PC21-0098](#) Redemption Fitness, 2125 S. West Ave- Conditional Use Permit- Proposal to operate a fitness gym at 2125 S. West Avenue.

**Attachments:** [Redemption Fitness Conditional Use Cover Sheet](#)  
[Redemption Fitness 2125 S West Staff Reviews](#)  
[Redemption Fitness Base 2-Floor Plan](#)  
[Redemption Fitness CUP Application](#)  
[Redemption Fitness Development Review Application](#)

*Charlie Griffith*

[PC21-0099](#) Home Industry, Best in Class Remodeling, 1666 Moccasin Trail- Conditional Use Permit- Proposal to operate a remodeling business, including a woodworking shop in the garage, and the house at 1666 Moccasin Trail.

**Attachments:** [Best in Class Remodeling Conditional Use Cover Sheet](#)  
[Best in Class Remodeling\\_1666 Moccasin Trail\\_Staff Reviews](#)  
[Applications](#)  
[Deed](#)  
[Letter to City](#)  
[Pic of Garages](#)  
[Pic of house](#)  
[Plat of Survey - Non Stamped](#)  
[Plat of Survey](#)

*Charlie Griffith*

[PC21-0088](#) Fields Auto Group Car Storage - Conditional Use Permit- Request to operate a new car storage lot on a vacant parcel behind 1951 E. Main Street.

**Attachments:** [Fields Auto Conditional Use Cover Sheet](#)  
[Fields Auto Group 1951 E Main Cond Use Staff Comments](#)  
[20319 Plat of Survey-24X36 PLAT](#)  
[20319 Waukesha Car Storage Lot Plans](#)  
[access easement](#)  
[Access Easment 2](#)  
[Application for Development Review Checklist](#)  
[Conditional Use & Site Plan Review Fee](#)  
[Conditional Use Permit Application \(PDF\)](#)  
[CU Transmittal Letter](#)  
[Engineering Plan Checklist](#)  
[Landscape Checklist](#)  
[Photo pages](#)  
[Project Area Aerial](#)  
[Signed Application for Development Review](#)  
[Site, Grading and Drainage Plan CU Permit Checklist](#)  
[Survey for Building Permit Checklist](#)

*Charlie Griffith*

[PC21-0100](#) 1505 Arcadian Ave, Tire Tech - Conditional Use Permit- Request to operate a used/ scrap tire collection and transfer site at 1505 Arcadian Avenue.

**Attachments:** [Tire Tech Conditional Use Cover Sheet](#)  
[Tire Tech 1505 Arcadian CSM Staff Comments](#)  
[Tire Tech Photos & Site Plan](#)  
[20' GLO Photo](#)  
[Scanned from a Lexmark Multifunction Product09-09-2021-120050](#)  
[Storage-GLO-PV3 Flyer](#)  
[20' GLO - All Office Floor Plan](#)

*Charlie Griffith*

## VIII. Action on Public Hearing

[PC21-0098](#) Redemption Fitness, 2125 S. West Ave- Conditional Use Permit- Proposal to operate a fitness gym at 2125 S. West Avenue.

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[Redemption Fitness CUP Application](#)  
[Redemption Fitness Development Review Application](#)

*Charlie Griffith*

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*Charlie Griffith*

## IX. Business Items

[PC21-0089](#) Fields Auto Group Storage - Final Site Plan & Architectural Review- Final site plans for a new vehicle storage lot to be located on the vacant parcel behind 1951 E. Main Street.

**Attachments:**

[Fields Auto SPAR Cover Sheet](#)  
[Fields Auto Group 1951 E Main SPAR Staff Comments](#)  
[20319 Plat of Survey-24X36 PLAT](#)  
[20319 Waukesha Car Storage Lot Plans](#)  
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*Charlie Griffith*

[PC21-0101](#) Minor Site Plan and Architectural Review, 1505 Arcadian Ave, Tire Tech Recycling- Final Site Plans for a used/ scrap tire collection and transfer site at 1505 Arcadian Avenue.

**Attachments:**

[Tire Tech Minor SPAR Cover Sheet](#)  
[Tire Tech 1505 Arcadian SPAR Staff Comments](#)  
[Tire Tech Photos & Site Plan](#)  
[20' GLO Photo](#)  
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*Charlie Griffith*

[PC21-0093](#) Minor Site Plan and Architectural Review, AirGas, 401 Sentry Dr- Proposed Plans for a 929 SF metal building addition with masonry wainscot to match existing.

**Attachments:** [AirGas Minor SPAR Cover Sheet](#)  
[Airgas 401 Sentry SPAR Staff Comments](#)  
[AIRGAS Development-Review-Plans](#)  
[20-029 Survey](#)

*Maria Pandazi*

[PC21-0094](#) Final Site Plan and Architectural Review, OSI Environmental, 912 Tesch Court - Proposed expansion of parking, installation of a storm sewer, and a new driveway.

**Attachments:** [Osi Environmental Cover Sheet](#)  
[912 Tesch Court Final SPAR Staff Comments](#)  
[OSI Enviornmental Parking Lot Expansion Updated 9-13-21](#)  
[OSI Environmenta Wetland Letter \(DNR\)](#)  
[OSI Environmental Civil Plans](#)  
[OSI Environmental Color Site and Landscape Plan](#)  
[OSI Environmental Cover Letter](#)  
[OSI Environmental North Elevation](#)  
[OSI Environmental PC Application](#)  
[OSI Lighting Plan](#)  
[Wetland Report - Tesch Court Final](#)

*Jeff Fortin*

[PC21-0095](#) Final Site Plan and Architectural Review, Best Buy Office and Warehouse, 1822 Dolphin Dr - Addition of loading docks openings and overhead doors.

**Attachments:** [Best Buy Loading Dock and Parking Lot Cover Sheet](#)  
[1822 Dolphin Ct Best Buy Final SPAR Staff Comments](#)  
[33846-COW Review Submittal-Dolphin Dr Best Buy 2021-08-25](#)

*Jeff Fortin*

[PC21-0102](#) Howell Oaks Addition No.4 (Phase 5)- A final plat for twenty three (23) single- family lots and 3 outlots as part of the 184 lot Howell Oaks single-family subdivision.

**Attachments:**

[Final Plat Howell Oaks Addition 4 Cover Sheet](#)  
[Howell Oaks Add 4 Phase 5 PLAT Staff Comments](#)  
[Howell Oaks Add No 4 - Attachment A - Application for Development Review Cf](#)  
[Howell Oaks Add No 4 - Attachment D - Stormwater Management Plan](#)  
[Howell Oaks Add No 4 - Attachment G - Final Plat Checklist](#)  
[Howell Oaks Add No 4 - Phase 5 - Final Plat \(Development-Review-Application-](#)  
[Howell Oaks Addition NO 4 \(2021-08-24\)](#)  
[Howell Oaks Addn No 4 \(Phase 5\) - Final Plat Review Submittal ltr 2021-08-20](#)  
[WI DOA Comments \(28465\\_20210802\\_Comments\\_to\\_Surveyor\) 2021-08-03](#)  
[Wuakesha Cou - Cert of No Objection Final Plat 07 27 21](#)

*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.