



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final Plan Commission

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Wednesday, September 23, 2015

6:30 PM

Council Chambers, City Hall  
Use lower level glass door.

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Minutes

[ID#15-3243](#) Minutes for the Meeting of September 9, 2015.

**Attachments:** [pcmn150909](#)

V. Business Items

[PC15 -0176](#) Stillwater Villas, Rivers Crossing Subdivision - PUD Amendment and Preliminary Site Plan & Architectural Review

**Attachments:**

[Stillwater Villas](#)

[12-8-2014narrative of project](#)

[2014-12 garland page 1](#)

[Carnation 1504 \(Stillwater Villas Packet\)](#)

[CIVIL PLANS-Stillwater Villas](#)

[Page 3 - garland wphotos](#)

[Rivers Crossing overall neighborhood plan 1998](#)

[Stillwater Villas](#)

[Stillwater02](#)

[Zoning Exhibit](#)

[Still Water Villas Rivers Crossing Subdivision PUD Amendment](#)

[Stillwater Villas PUD & SPAR \(DK\)](#)

[pc150422 - Water Utility Comments](#)

[Carnation 1424 -Stillwater Villas\(Approval Packet\) REVISION](#)

[CIVIL PLANS STILLWATER VILLAS 2015-05-12 REVISION](#)

[Still water Villas PUD Admendment](#)

[pc150624 - Water Utility Comments](#)

[pc150624 - Eng. Dept. Comments](#)

[council july 21](#)

[8-23-2015 3rd submittal to City](#)

[2015-08-24 PRELIM. CIVIL PLAN SET](#)

[Carnation 1424 \(Villas @ Stillwater-SUBMITTAL SET\)](#)

[LANDSCAPE PLANS-STILLWATER VILLAS-L1.0](#)

[pc150923 - Eng. Dept. Comments](#)

[pc150923 - Fire Dept. Comments](#)

[pc150923 - Water Utility Comments](#)

[Stillwater Villas PUD & SPAR \(DK\)](#)

*Doug Koehler*

**Legislative History**

4/22/15	Plan Commission	held
6/24/15	Plan Commission	approved with conditions
7/21/15	City Council	approved
7/21/15	City Council	approved

[PC15 -0205](#) Courtyards at Prairie Song, Summit Avenue - PUD Amendment and Preliminary Site Plan & Architectural Review

**Attachments:**

[7-10-2015 submittal narrative](#)

[8-24-2015 submittal to City](#)

[2015-08-24 L1.0](#)

[2015-08-24 Prelim Civil Plans](#)

[4-unit \(Courtyards at Prairie Song\)](#)

[4-UNIT \(Nancy Submittal\)](#)

[5-4-2015 prairie song narrative](#)

[May 4 - Submittal to Doug K at City](#)

[Prelim SWMP-Courtyards at Prairie Song 2015-05-04](#)

[PRELIMINARY PLANS COURTYARDS AT PRAIRIE SONG 2015-05-03](#)

[pc150923 - Fire Dept. Comments](#)

[pc150923 - Eng. Dept. Comments](#)

[2015-09-08 PRELIM. COURTYARDS COMPLETE CIVIL PLANS 22x34 \(Rev.](#)

[BLDG FOUNDATION LANDSCAPE PLAN 22x34-L1.2 \(Rev. 9-10-15\)](#)

[LANDSCAPE PLANS 22x34-L1.0 \(Rev. 9-10-15\)](#)

[pc150923 - Water Utility Comments](#)

[Courtyards at Prairie Song](#)

[6-unit \(Courtyards at Prairie Song\) - Revised](#)

[7-10-2015 6 unit senior apartments - Revised](#)

[7-10-2015 submittal narrative - Revised](#)

[COURTYARDS AT PRAIRIE SONG-SITE PLAN 2015-06-30 - Revised](#)

[Memo to the Plan Commissioners for 9 23 15 meeting](#)

*Doug Koehler*

[PC15 -0204](#) Villas at Prairie Song, Summit Avenue - PUD Amendment and Preliminary Site Plan & Architectural Review

**Attachments:**

[pc150722 - Eng. Dept. Comments](#)  
[pc150722 - Water Utility Comments](#)  
[Prarie Song](#)  
[Villas at Prairie Song](#)  
[5-4-2015 prairie song narrative](#)  
[2015-08-24\\_L1.0](#)  
[2015-08-24 Prelim Civil Plans](#)  
[August 24 - Submittal to City](#)  
[Carnation 1424 \(VILLAS @ PRAIRIE SONG-SUBMITTAL\)](#)  
[Carnation 1430 \(VILLAS @ PRAIRIE SONG-SUBMITTAL\)](#)  
[pc150923 - Fire Dept. Comments](#)  
[pc150923 - Eng. Dept. Comments](#)  
[2015-09-08 PRELIM. VILLAS COMPLETE CIVIL PLANS 22x34 \(Rev. 9-10-15\)](#)  
[BLDG FOUNDATION LANDSCAPE PLAN\\_22x34-L1.2 \(Rev. 9-10-15\)](#)  
[Carnation 1424 \(MUNICIPALITY 9-9-15\) \(Rev. 9-10-15\)](#)  
[Carnation 1430 Prairie Song \(Rev. 9-10-15\)](#)  
[LANDSCAPE PLANS 22x34-L1.0 \(Rev. 9-10-15\)](#)  
[September 9th 2015 - Submittal to City \(Rev. 9-10-15\)](#)  
[pc150923 - Water Utility Comments](#)  
[Villas at Prairie Song](#)  
[Memo to the Plan Commissioners for 9 23 15 meeting](#)

*Doug Koehler*

[PC15 -0225](#) McDonald's Restaurant, 801 Meadowbrook Road - Final Site Plan & Architectural Review

**Attachments:**

[480505- 1501105 - Plan Comm Submittal - Waukesha McDonalds 801 Meadow](#)  
[pc150923 - Fire Dept. Comments](#)  
[pc150923 - Eng. Dept. Comments](#)  
[pc150923 - Water Utility Comments](#)  
[McDonald's Final SPAR](#)

*Jeff Fortin*

[PC15 -0226](#) Metal-Era, 1600 Airport Road - Final Site Plan & Architectural Review

**Attachments:**

[01-SV1.0-Plat of Survey](#)  
[02-C1.0-Ultimate Conditions Site Plan](#)  
[03-C1.1-Phase I Site Plan](#)  
[04-C2.0-Ultimate Conditions Site Grading & Utility](#)  
[05-C2.1-Phase I Site Grading & Storm Sewer](#)  
[06-C3.0-Site Details](#)  
[07-LSP1-1-Phase I Landscape Plan](#)  
[08-LSP1-2-Tree Demolition Inventory](#)  
[09-LSP1-3-Landscape Details](#)  
[10-A1.1-Vicinity Map, Floor Plan, & Proposed Elevation](#)  
[11-PSP1.1-Photometric Site Plan](#)  
[Lighting-Parking Field](#)  
[Lighting-Wall Pack](#)  
[Stormwater Management Plan](#)  
[pc150923 - Fire Dept. Comments](#)  
[pc150923 - Eng. Dept. Comments](#)  
[pc150923 - Water Utility Comments](#)  
[Metal-Era](#)

*Jeff Fortin*

[PC15 -0227](#) Skipper Bud's, 851 Silvernail Road - Rezoning

**Attachments:**

[20150826074553517](#)  
[pc150923 - Fire Dept. Comments](#)  
[pc150923 - Eng. Dept. Comments](#)  
[pc150923 - Water Utility Comments](#)  
[Skipper Bud's - Rezoning](#)

*Jeff Fortin*

[PC15 -0228](#) Skipper Bud's, 851 Silvernail Road - Conditional Use Permit

**Attachments:**

[20150826074553517](#)  
[pc150923 - Fire Dept. Comments](#)  
[pc150923 - Eng. Dept. Comments](#)  
[pc150923 - Water Utility Comments](#)  
[Skipper Bud's - Conditional Use Permit](#)

*Jeff Fortin*

VI. Director of Community Development Report

VII. Adjournment