



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, September 24, 2025

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#25-02043](#) Minutes of August 27, 2025

Attachments: [PC Minutes - Draft 8-27-2025](#)
[Sign In Sheet - 8-27-2025](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC25-0060](#) Minor Site Plan & Architectural Review - 1409 Poplar Dr, Central Services – A request to add a new 1,728 sq. ft. pole building to provide cover and keep bulk materials dry. The interior walls of this building will be lined with concrete bin blocks, and no utilities are proposed for this cold storage building in the M-1 Light Manufacturing District.

Attachments: [City of Waukesha Cover Sheet -1409 Poplar Dr.](#)
[Site Plan-Central Services Company,1409 Poplar Dr. ,July 24, 2025 _1 - Copy](#)

Charlie Griffith

[PC25-0150](#) Minor Site Plan & Architectural Review - 1855 Stardust Drive, Stardust Drive, Waukesha Water Utility – A request to approve plans for the placement of a backup generator outside of the rear of the booster pump station building located in the Rs-3 Single-Family Residential district.

Attachments: [City of Waukesha Cover Sheet -Minor SPAR 1855 Stardust Water Utility](#)
[Plan Commission Submittal from Waukesha Water Utility](#)
[City Department Comments](#)

Doug Koehler

[PC25-0151](#)

Minor Site Plan & Architectural Review - 2454 N. Grandview Blvd., Cue Club – A request to approve plans for the placement of a patio, and the expansion of a window to a door along the south side of the building located in the B-5 Community Business District.

Attachments:

[City of Waukesha Cover Sheet -The Cue Club](#)

[20250912 SPAR25-00045 2454 N Grandview Blvd, Cue Club MSA Review](#)

[Project Staff Reviews - SPAR25-00045](#)

[Site Plans and Elevations - Cue Club Patio, 2454 N. Grandview Blvd. 9-24-25](#)

Charlie Griffith

VII. Business Items

[PC25-0143](#)

Final Site Plan & Architectural Review - 2228 E. Moreland Blvd., International Porsche - A request to approve plans for 3,075 sq. ft. addition to the service center at the north end of the building which will accommodate five new service stalls, and relocate two charging stations to the front of the lot located in the B-5 Community Business District.

Attachments:

[City of Waukesha Cover Sheet- Final SPAR, 2228 E Moreland Blvd](#)

[25-08-07 Porsche Addition](#)

[20250902 2228 E Moreland Blvd, Porsche Addition MSA Review](#)

[Charging island](#)

[Charging station - north elevation](#)

[Entry drive landscaping.1](#)

[Exterior cladding photo](#)

[Porsche cover letter 8-8-25](#)

[Street landscaping.1](#)

[Street landscaping](#)

[West property line - front](#)

[West property line - rear.1](#)

Robin Grams

PC25-0144

Final Site Plan & Architectural Review - 2141 E. Moreland Blvd., Russ Darrow Kia - A request to approve plans for 1,050 sq. ft. addition at the southeast end of the building which will accommodate a new car wash bay for the dealership located in the B-5 Community Business District.

Attachments:

[City of Waukesha Cover Sheet- Final SPAR, 2141 E Moreland Blvd](#)

[Project Reviews](#)

[20250904 SPAR25-00040-2141 E Moreland Blvd, Russ Darrow Kia MSA Revi](#)

[Airport Approval - Russ Darrow Kia-Car Wash, 2141 E Moreland, June 27, 2025](#)

[Building Plans - Russ Darrow Kia, 2141 E Moreland Blvd, August 6, 2025](#)

[Civil Final Plans - Russ Darrow Kia-Car Wash, 2141 E Moreland, June 27, 2025](#)

[Interior Landscape Exhibit - Russ Darrow Kia-Car Wash, 2141 E Moreland, Jun](#)

[Plat of Survey - Russ Darrow Kia-Car Wash, 2141 E Moreland, June 27, 2025](#)

[raSmith Cover Letter - Russ Darrow Kia-Car Wash, 2141 E Moreland, June 27,](#)

[Stormwater Exemption Letter - Russ Darrow Kia-Car Wash, 2141 E Moreland, J](#)

[Stormwater Permit Application-Russ Darrow Kia-Car Wash, 2141 E Moreland B](#)

[WKS Checklist - Russ Darrow Kia - Car Wash, 2141 E Moreland, June 27, 2025](#)

Robin Grams

PC25-0146

Minor Site Plan & Architectural Review - 801 N. East Avenue - A request from AT&T to approve plans for the placement of a backup generator outside of the northeast corner of the building located in the Rm-3 Multi-Family Residential district.

Attachments:

[City of Waukesha Cover Sheet - 801 N. East Ave rev](#)

[Project Staff Reviews - SPAR25-00041](#)

[Applicant Letter - 801N. East Ave., 9-3-25](#)

[AT T - CD s - Plans - address 801 North East Avenue, Waukesha, WI 53186 -](#)

[Engineering Concurrence Letter 801 N East Ave-ATT Generator Addition SPA](#)

[Generator Sound Data - 801 N. East Ave., 9-3-25](#)

[Location Inquiry Response - 801 N. East Ave., 9-3-25](#)

Charile Griffith

[PC25-0147](#) Final Site Plan & Architectural Review - 1814 Dolphin Drive, Bakers Quality – A request to approve plans for the placement of a 4,886 sq. ft. addition for cold storage to be placed at the rear of the building with an enclosed connector to the main building located in the M-3 Limited Business and Industrial Park District.

Attachments: [City of Waukesha Cover Sheet -Final SPAR 1814 dolphin Drive, Bakers Quali](#)
[20250915 SPAR25-00042-Bakers Quality Addition MSA Review Letter](#)
[bakers quality2025 09 10 city resubmittal](#)
[City Department Reviews-1814 Dolphin](#)
[Civil Plan Set 09 16 2025](#)
[Comment response](#)

Doug Koehler

[PC25-0148](#) Minor Site Plan & Architectural Review - 375 W. Main Street - A request from Cityscape Architecture to approve plans for a façade renovation to the building located in the B-2 Central Business district.

Attachments: [City of Waukesha Cover Sheet - 375 W. Main St_rev](#)
[Updated Architectural Drawings - 325 W. Main St. Facade Update. 9-8-25](#)
[Facade Update Narrative - 375 W. Main St. 8-25-25](#)
[Project Staff Reviews - SPAR25-00044](#)
[SPAR25-00044_375 W Main Street_Facade Improvments_Engineering Concur](#)

Charlie Griffith

[PC25-0149](#) Final Subdivision Plat Review - 0 Summit Ave, Winterberry Reserve Phase 1 - A request to approve plans for Phase 1 of Winterberry Reserve to include the platting of the first 39 single family lots and 3 outlots in the Rs-3 PUD Single-Family Residential with a Planned Unit Development Overlay District.

Attachments: [City of Waukesha Cover Sheet -Final Plat, Winterberry Reserve Phase 1](#)
[City department Review Comments -Winterberry Reserve Phase 1 Final Plat](#)
[2025-07-17 Winterberry Reserve Phase 1 for review](#)
[20250912_PLAT25-00002-Phase 1 Winterberry_MSA Review Letter](#)

Doug Koehler

[PC25-0153](#)

Final Site Plan & Architectural Review - 2145 E. Moreland Blvd., Boucher Cadillac - A request to approve plans for 3,429 sq. ft. of additions in total along the east and west sides of the building along with facade improvements around the exterior of the dealership located in the B-5 Community Business District.

Attachments:

[City of Waukesha Cover Sheet- Final SPAR, 2145 E Moreland Blvd](#)

[Airport Approval - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

[Architectural Plans - Boucher Cadillac, 2145 E Moreland, June 23, 2025](#)

[WKS Development Application - Boucher Cadillac, 2145 E Moreland, August 28](#)

[Civil & Landscape Plans - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

[Colored Elevation - Boucher Cadillac, 2145 E Moreland, August 25, 2025](#)

[Interior Landscape Exhibit - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

[PCI Cover Letter - Boucher Cadillac, 2145 E Moreland, August 28, 2025](#)

[Plat of Survey - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

[raSmith Cover Letter - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

[Stormwater Exemption Letter - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

[Stormwater Permit Application - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

[WKS Checklist - Boucher Cadillac, 2145 E Moreland, July 14, 2025](#)

Robin Grams

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. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).