



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, January 22, 2020

6:30 PM

Council Chambers, City Hall
Use upper level doors off Buena Vista Ave.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#19-1543](#) Minutes for the Meetings of November 13, 2019 and December 11, 2019.

Attachments: [pcmn191113pdf.pdf](#)
[PC 11-13-19 Sign In Sheet.pdf](#)
[pcmn191211pdf.pdf](#)
[PC 12-11-19 Sign In Sheet.pdf](#)

VI. Consent Agenda

VII. Open Public Hearing

[PC19-0129](#) Public Hearing: BIC Automotive, 1441 E. Racine Avenue - Conditional Use Permit

Attachments: [BIC Automotive Conditional Use Permit.pdf](#)
[BIC Auto Dept. Comments.pdf](#)
[BIC Auto Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0141](#) Public Hearing: Precision Diagnostics, Inc., 1701 Pearl Street - Conditional Use Permit

Attachments: [Conditional Use Permit Application.pdf](#)
[Precision Diagnostics Dept. Comments.pdf](#)
[Precision Diagnostics Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0147](#) Public Hearing: Mayer Homes LLC, 407 N. Grand Avenue - Conditional Use Permit

Attachments: [conditional use permit.pdf](#)
[back pic.jpg](#)
[front pic.jpg](#)
[tax map.pdf](#)
[Mayer Homes Cover Sheet.pdf](#)

Robin Grams

[ID#19-1733](#) Public Hearing: Hold a public hearing on the proposed boundaries and project plan for Tax Incremental District Number 27, a Blight district located at the northwest corner of W. Saint Paul Avenue and W. Sunset Drive.

Attachments: [TID 27 Final Plan Commission Resolution.pdf](#)
[TID27 Cover Sheet for Plan Commission Resolution.pdf](#)

Jeff Fortin

VIII. Action on Public Hearing

[PC19-0137](#) Action: BIC Automotive, 1441 E. Racine Avenue - Conditional Use Permit

Attachments: [BIC Automotive Conditional Use Permit.pdf](#)
[BIC Auto Dept. Comments.pdf](#)
[BIC Auto Cover Sheet.pdf](#)

[PC19-0143](#) Action: Precision Diagnostics, Inc., 1701 Pearl Street - Conditional Use Permit

Attachments: [Conditional Use Permit Application.pdf](#)
[Precision Diagnostics Dept. Comments.pdf](#)
[Precision Diagnostics Cover Sheet.pdf](#)

[PC19-0148](#) Action: Mayer Homes LLC, 407 N. Grand Avenue - Conditional Use Permit

Attachments: [conditional use permit.pdf](#)
[back pic.jpg](#)
[front pic.jpg](#)
[tax map.pdf](#)
[Mayer Homes Cover Sheet.pdf](#)

[ID#19-1734](#) Action: Consideration and possible action on “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 27, City of Waukesha, Wisconsin”.

Attachments: [TID 27 Final Plan Commission Resolution.pdf](#)
[TID 27 Project Plan for 1.22.20 Mtgs.pdf](#)
[TID27 Cover Sheet for Plan Commission Resolution.pdf](#)

IX. Business Items

[PC19-0145](#) Milwaukee Motorwerks - Final Site Plan and Architectural Review

Attachments: [Milwaukee Motorwerks.pdf](#)
[Milwaukee Motorwerks Dept. Comments.pdf](#)
[Milw. Motorwerks Cover Sheet.pdf](#)

Robin Grams

[PC19-0127](#) Sunset Crossings - Final Site Plan & Architectural Review

Attachments: [02-Sunset Outlot Cover letter.pdf](#)
[03-Sunset Waukesha CSM.pdf](#)
[04-Sunset Crossings Waukesha - Declaration of Covenants Conditions and Res](#)
[05-Sunset Outlot Civil-Landscape plans.pdf](#)
[06-Sunset Outlot ARCHITECTURAL PLAN - ELEVATION.pdf](#)
[07-Sunset Outlot building lighting.pdf](#)
[REVISED - Sunset Outlot Plan Set 12-19-19.pdf](#)
[REVISED - SUNSET OUTLOT-Architectural plans - 12-19-19.pdf](#)
[2019-12-02 Sunset Outlot A DE-1 01-02-20.pdf](#)
[Sunset Crossings Dept. Comments.pdf](#)
[Sunset Crossings Cover Sheet.pdf](#)

Robin Grams

[PC19-0139](#) Fischer Center, 223 Maple Avenue - Minor Site Plan & Architectural Review

Attachments: [Fischer Center.pdf](#)
[Fischer Center Fence.jpg](#)
[Fischer Center Garbage Enclosure.jpg](#)
[Dumpster enclosure.pdf](#)
[Fischer Center Dept. Comments.pdf](#)
[Fischer Center Cover Sheet.pdf](#)

Doug Koehler

[PC19-0146](#) Baker's Quality, 1814 Dolphin Drive - Minor Site Plan & Architectural Review

Attachments: [Bakers Quality Plan Commission Narrative.pdf](#)
[BakersQuality_R1 SET_for PLAN COMM.pdf](#)
[REVISED BakersQuality_R3 SET \(FPs\).pdf](#)
[Baker's Quality Dept. Comments.pdf](#)
[Baker's Quality Cover Sheet.pdf](#)

Charlie Griffith

[ID#19-1738](#) Referral from the Public Works Department to rename Koenig Drive to Prairie Song Drive.

Attachments: [Prairie Song \(Memo\).pdf](#)
[Praire Song Dr Street Exhibit.pdf](#)
[Street Name Cover Sheet.pdf](#)

Doug Koehler

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.