



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, December 14, 2016

6:30 PM

Council Chambers, City Hall
Use lower level glass door.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Minutes

[ID#16-1679](#) Minutes for the Meeting of November 9, 2016.

Attachments: [pcmn161109](#)

V. Consent Agenda

[PC14 -0006](#) Final Site Plan & Architectural Review - Catholic Memorial High School
Addition - Extension of Approval

Attachments: [Black & White Full Size Set](#)
[Black & White Reduced Set](#)
[Water Utility Dept. Comments pcom121416 - No Comment](#)
[Catholic Memorial Cover Sheet](#)

Maria Pandazi

Legislative History

4/9/14 Plan Commission approved with conditions

[PC16 -0092](#) Andrew G. Tully 2005 Revocable Trust Property, Big Bend Road -
Extra-territorial Certified Survey Map

Attachments:

[788.00-WI CSM 10-12-16](#)

[City of Waukesha Extraterritorial App](#)

[City transmittal](#)

[788.00 Rev 2016-11-17 CSM](#)

[Egan boundary markup](#)

[Water Utility Dept. Comments pcom121416 - No Comment](#)

[Andrew G. Tully Cover Sheet](#)

[Tully Big Bend Road Extra territorial CSM - STAFF REVIEW](#)

[Tully Big Bend Road Extra territorial CSM - STAFF REVIEW](#)

Jeff Fortin

[PC16 -0095](#) Atlantic Aviation, 2621 Aviation Drive - Airplane Hangar Review

Attachments:

[2016-10-12 Aiport Commission Decision Sheet 161004](#)

[2016-10-18 City Checklist](#)

[2016-10-18 City Review \(Civil\)](#)

[2016-10-18 Ltr - Project Background](#)

[2016-10-19 City Review \(Arch\)](#)

[2016-10-19 City Review Application](#)

[Water Utility Dept. Comments pcom121416](#)

[Atlantic Aviation Cover Sheet](#)

[Atlantic Aviation Aiplane Hanger - STAFF REVIEW](#)

Jeff Fortin

[PC16 -0104](#) Photographic Studio, 307 N. Hine Avenue - Home Industry/Conditional
Use Permit

Attachments:

[20161114094125076](#)

[Water Utility Dept. Comments pcom121416 - No Comment](#)

[Photographic Studio Cover Sheet](#)

[Photographic Studio 307 N. Hine - STAFF REVIEW](#)

Doug Koehler

[PC16 -0105](#) St. Paul Place Partners, LLP, 222 W. St. Paul Avenue - Certified Survey Map

Attachments: [2016-10-06 Certified Survey Map for review](#)
[Plan Commission Application](#)
[Water Utility Dept. Comments pcom121416 - No Comment](#)
[St. Paul Place Partners Cover Sheet](#)
[St. Paul Place Partners| CSM - STAFF REVIEW](#)

Maria Pandazi

[PC16 -0106](#) Wicked Wheels of Wisconsin, 1319 Poplar Drive, Suite A - Conditional Use Permit

Attachments: [20161114142943820](#)
[Water Utility Dept. Comments pcom121416 - No Comment](#)
[Wicked Wheels of WI Cover Sheet](#)
[Wicked Wheels of Wisconsin 1319 Poplar Drive - STAFF REVIEW](#)

Jeff Fortin

VI. Business Items

[PC16 -0102](#) Coast Car Wash, 1676 Arcadian Avenue - Certified Survey Map

Attachments: [klumbcsm 160920](#)
[Water Utility Dept. Comments pcom121416 - No Comment](#)
[Coast Car Wash CSM Cover Sheet](#)
[Coast Car Wash CSM and Final SPAR - STAFF REVIEW](#)

Doug Koehler

[PC16 -0103](#) Coast Car Wash, 1676 Arcadian Avenue - Final Site Plan & Architectural Review

Attachments: [klumb maintenance building](#)
[klumbbinder](#)
[Water Utility Dept. Comments pcom121416](#)
[Coast Car Wash Final SPAR Cover Sheet](#)
[Plan Set 12-9-16](#)
[Coast Car Wash CSM and Final SPAR - STAFF REVIEW](#)

Doug Koehler

[PC16 -0110](#) Fields Auto Waukesha, 1901 E. Moreland Blvd. - Certified Survey Map

Attachments:

[20161115090954859](#)

[Water Utility Dept. Comments pcom121416 - No Comment](#)

[16059 Fields Waukesha CSM](#)

[Fields Auto CSM Cover Sheet](#)

[Fields Auto CSM - STAFF REVIEW](#)

Doug Koehler

[PC16 -0111](#) Fields Auto Waukesha, 1901 E. Moreland Blvd. - Preliminary Site Plan & Architectural Review

Attachments:

[20161115090954859](#)

[Water Utility Dept. Comments pcom121416](#)

[16059 Fields Waukesha Revised Lighting Plan](#)

[12.8.16 Waukesha Prelim submittal plans](#)

[Fields Auto Pre SPAR Cover Sheet](#)

[Fields Auto Preliminary SPAR - STAFF REVIEW](#)

Doug Koehler

[PC16 -0113](#) Fire Station No. 3, NE corner of Hwy. 59 & Hwy. X - Final Site Plan & Architectural Review

Attachments:

[04C101](#)

[04C102](#)

[04C103](#)

[04L101](#)

[04L103](#)

[04SV101](#)

[05A101](#)

[05A601](#)

[Plan Commission Application_Fischer](#)

[Water Utility Dept. Comments pcom121416](#)

[05C100](#)

[05C101 - 12012016](#)

[05C102 - 12012016](#)

[05C103 - 12012016](#)

[05C104](#)

[05C105 - 12012016](#)

[Fire Station No. 3 Cover Sheet](#)

[Fire Station 3 - STAFF REVIEW](#)

Doug Koehler

[PC16 -0114](#) Mill Reserve - Conceptual Site Plan & Architectural Review

Attachments:

[Mill Reserve Apts - Project Summary_v1 \(2\)](#)

[MILL RESERVE DESIGN UPDATE_161101](#)

[Water Utility Dept. Comments pcom121416](#)

[Mill Reserve Cover Sheet](#)

[Mill Reserve 100-yr Floodplain comparison](#)

Maria Pandazi

VII. Director of Community Development Report

VIII. 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 Department 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.