



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, July 24, 2024

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#24-10189](#) Minutes of June 26, 2024

VI. Consent Agenda

Approval with Staff and Commission comments and conditions.

[PC24-0550](#) Minor Site Plan & Architectural Review - 2325 Aviation Drive – A request to approve plans for a construction of a deck off the 2nd floor of an existing airplane hangar at 2325 Aviation Drive.

Attachments:

[Cover Sheet - Tegeder Hangar](#)

[TEGEDER HANGER, 2325 Aviation Dr. - PLAN SET 5-24-24](#)

[Project Reviews - SPAR24-00032](#)

Charlie Griffith

[PC24-0552](#) Final Site Plan & Architectural Review – 612 Northview Road, Airplane Hangar – A request to approve plans for a new airplane hangar to be constructed at 612 Northview Road.

Attachments:

[Cover Sheet- Final SPAR, 612 Northview Road](#)

[Application](#)

[Approval letter from airport](#)

[architectural plans-hangers 612 and 614 Northview rd](#)

[Utility plan 612 and 614 Northview Road](#)

[Hangar 612 and 614 Cover Letter](#)

[Hangar color rendering East](#)

[Hangar color rendering North](#)

[Hangar color rendering south](#)

[Hangar color rendering west](#)

[Project Reviews- 612 Northview Rd](#)

[Setbacks 612 Northview Road](#)

[Setbacks and concrete approach 612 and 614 Northview Road](#)

[Site engineering plan 612 and 614 Northview Road](#)

[siteplan 612 and 614 Northview Road](#)

[Survey 612 and 614 SITE PLAN 7-8-2024](#)

Robin Grams

[PC24-0555](#) Final Site Plan & Architectural Review - 614 Northview Road, Airplane Hangar - A request to approve plans for a new airplane hangar to be constructed at 614 Northview Road.

Attachments: [Cover Sheet- Final SPAR, 614 Northview Road](#)
[Application](#)
[Approval letter from airport](#)
[architectural plans-hangers 612 and 614 Northview rd](#)
[Utility plan 612 and 614 Northview Road](#)
[Hangar 612 and 614 Cover Letter](#)
[Hangar color rendering East](#)
[Hangar color rendering North](#)
[Hangar color rendering south](#)
[Hangar color rendering west](#)
[Project Reviews- 614 Northview Rd](#)
[Setbacks 612 Northview Road](#)
[Setbacks and concrete approach 612 and 614 Northview Road](#)
[Site engineering plan 612 and 614 Northview Road](#)
[siteplan 612 and 614 Northview Road](#)
[Survey 612 and 614 SITE PLAN 7-8-2024](#)

Robin Grams

VII. Public Hearing

[ID#24-10187](#) Hold a public hearing on the proposed amendment to the boundaries and project plan for Tax Incremental District Number 29

Attachments: [Cover Sheet - TID 29 Amendment](#)
[TID 29 Amendment Project Plan - 7.15.24](#)
[TID 29 Plan Commission Resolution](#)

Jeff Fortin

VIII. Action on Public Hearing

[ID#24-10187](#) Hold a public hearing on the proposed amendment to the boundaries and project plan for Tax Incremental District Number 29

Attachments: [Cover Sheet - TID 29 Amendment](#)
[TID 29 Amendment Project Plan - 7.15.24](#)
[TID 29 Plan Commission Resolution](#)

Jeff Fortin

IX. Business Items

[PC24-0556](#)

Consultation – Summit Avenue Senior Housing – A request from Tukka Properties to introduce a proposed 118-unit Senior Housing Project, to be located on Summit Avenue just east of the Christ the Life Lutheran Church, and have a discussion with the Plan Commission regarding the conceptual plan for the site.

Attachments:

[Cover Sheet - Consultation - Summit Avenue Senior Housing](#)

[Application](#)

[Cover Letter - Tukka Waukesha - 3031 Summit Ave - 7-22-24](#)

[THIRD FLOOR PLAN - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[FIRST FLOOR PLAN - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[FOURTH FLOOR PLAN - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[RENDERING VIEW #1 - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[RENDERING VIEW #2 - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[RENDERING VIEW #3 - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[RENDERING VIEW #4 - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[RENDERING VIEW #5 - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[RENDERING VIEW #6 - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[RENDERING VIEW #7 - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[ROOF PLAN - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[SECOND FLOOR PLAN - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

[SITE PLAN - Tukka Waukesha, 3031 Summit Ave, July 03, 2024](#)

Doug Koehler

[PC24-0554](#)

Final Site Plan & Architectural Review –905 E St. Paul Avenue, MetalTek – A request to approve plans to remove an older building withing the manufacturing campus and replace it with a new 3,570 sq. ft. product testing building.

Attachments:

[Cover Sheet- Final SPAR, 905 E St. Paul Avenue](#)

[Plan Commission Application-MetalTek X-Ray Vault 5-905 St Paul Ave-June 21](#)

[Cover Letter-MetalTek X-Ray Vault 5-905 St Paul Ave-June 21st 2024](#)

[Transmittal-MetalTek X-Ray Vault 5-905 St Paul Ave-June 21st 2024](#)

[Development Review Checklist-MetalTek X-Ray Vault 5-905 St Paul Ave-June 21st 2024](#)

[Elevations and Architectural Plans-MetalTek X-Ray Vault 5-905 St Paul Ave-June 21st 2024](#)

[Project Reviews- 905 E St Paul Ave, Final SPAR](#)

[Site Engineering and Grading-MetalTek X-Ray Vault 5-905 E Saint Paul Ave-June 21st 2024](#)

Robin Grams

[PC24-0553](#) Minor Site Plan & Architectural Review - 2310 Kossow Road, Farm and Fleet – A request to approve plans for a new pet wash facility in the parking lot of the store at 2310 Kossow Road.

Attachments:

[Cover Sheet - Farm & Fleet](#)

[Project Reviews - SPAR24-00034](#)

[Blain's Farm & Fleet, 2310 Kossow Rd. Application, site plan, elevations, 6-25-2](#)

[Blain's Farm & Fleet, 2310 Kossow Rd. Comment response, checklists, revisec](#)

Charlie Griffith

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. 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).