



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, March 22, 2023

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#23-6025](#)

Minutes of January 25, 2023

Attachments:

[PC Minutes - 1-25-2023](#)

[Sign In Sheet 1-25-2023](#)

VI. Consent Agenda

Approval with Staff Comments and Conditions.

[PC23-0372](#)

Minor Site Plan & Architectural Review - 1927 E. Sunset Dr., Minooka Park Beach House renovations for planned beer garden

Attachments:

[1927 E Sunset, Minor SPAR- Cover Letter](#)

[01 - Minooka Park PLU-RM236-C Review Application 20230220](#)

[02 - Minooka Park Beach Remodel Full Set 2023.02.03](#)

[Mindiola Park Soccer PC Submittal 03.15.2023](#)

[Mindiola Site Plans for Plan Commission 3.14.2023 colorized](#)

[Minooka Park Beach Building- Project Reviews](#)

Robin Grams

[PC23-0377](#)

Certified Survey Map - 331 Riverfront St./344 W. Broadway - Tofte's Table Expansion - A one lot CSM combining two parcels at 331 Riverfront Street and 344 W. Broadway, totaling 0.2138 acres

Attachments:

[Tofte's Table CSM- Cover Letter](#)

[Application for Development Review - CSM](#)

[Lucky Land Condo Removal 2-27-2023](#)

Robin Grams

[PC23-0378](#) Certified Survey Map - Tallgrass Villas, LLC - A one lot CSM encompassing 16.3522 acres of vacant land along the south side of Northview Road west of Tallgrass Circle.

Attachments: [Cover Sheet - CSM - Tallgrass Villas](#)
[Application for Development Review Checklist](#)
[CSM Waukesha Application Tallgrass Villas](#)
[Tallgrass CSM-030123](#)

Doug Koehler

[PC23-0373](#) Certified Survey Map - 1610 Lincoln Avenue - A two lot CSM encompassing approximately 8.3 acres of land at 1610 Lincoln Avenue

Attachments: [Cover Sheet - Certified Survey Map, 1610 Lincoln Ave](#)
[1610 Lincoln Ave. Certified Survey Map Draft](#)
[Project Correspondence from BP](#)
[Project Reviews CSM23-00001](#)

Charlie Griffith

[PC23-0379](#) Minor Site Plan & Architectural Review - Mindiola Park Soccer Field Artificial Turf - A proposed lighted artificial turf field to be located directly east of the current artificial turf field at Mindiola Park

Attachments: [Cover Sheet - Minor SPAR- Mindiola Park](#)
[APPL PC Development Review Application March 2023 Version Mindiola Soco](#)
[Mindiola Park Soccer_PC Submittal_03.15.2023](#)
[Mindiola Site Plans for Plan Commission 3.8.2023](#)
[Mindiola Site Plans for Plan Commission 3.14.2023 colorized](#)

Doug Koehler

VII. Open Public Hearing

[PC23-0360](#) Conditional Use Permit - 218 S. East Avenue - TLC Dog Grooming – A request for a conditional use permit to operate a dog grooming business as a home industry at 218 S. East Avenue

Attachments: [Cover Sheet - TLC Dog Grooming](#)
[Conditional Use Permit Application](#)
[Floor Plan Garage Space](#)
[GIS Map of Property](#)
[Plat of Survey](#)
[Project Reviews CU23-00001](#)

Charlie Griffith

[PC23-0364](#) Conditional Use Permit - 1230 S. West Avenue - Dynamic Automotive Solutions - A request for a conditional use permit for the operation of an automobile wholesale business at 1230 S. West Avenue

Attachments: [Cover Sheet - Dynamic Automotive Solutions](#)
[Conditional Use Permit Application](#)
[Dynamic Auto Solutions Site Plan](#)
[Project Reviews CU23-00003](#)

Charlie Griffith

[PC23-0375](#) Review and Consider a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 17

Attachments: [Cover Sheet - Tax Incremental Finance District 17 Amendment](#)
[TID 17 Amendment PC Resolution](#)
[Waukesha TID 17 Amendment Project Plan](#)

Jeff Fortin

VIII. Action on Public Hearing

[PC23-0360](#) Conditional Use Permit - 218 S. East Avenue - TLC Dog Grooming – A request for a conditional use permit to operate a dog grooming business as a home industry at 218 S. East Avenue

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[Conditional Use Permit Application](#)
[Floor Plan Garage Space](#)
[GIS Map of Property](#)
[Plat of Survey](#)
[Project Reviews CU23-00001](#)

Charlie Griffith

[PC23-0364](#) Conditional Use Permit - 1230 S. West Avenue - Dynamic Automotive Solutions - A request for a conditional use permit for the operation of an automobile wholesale business at 1230 S. West Avenue

Attachments: [Cover Sheet - Dynamic Automotive Solutions](#)
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[Dynamic Auto Solutions Site Plan](#)
[Project Reviews CU23-00003](#)

Charlie Griffith

[PC23-0375](#)

Review and Consider a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 17

Attachments:

[Cover Sheet - Tax Incremental Finance District 17 Amendment](#)

[TID 17 Amendment PC Resolution](#)

[Waukesha TID 17 Amendment Project Plan](#)

Jeff Fortin

IX. Business Items

[PC23-0367](#)

Consultation - 310 Delafield St - Sherman Ventures - Senior Living Project – A request from Sherman Ventures to gain feedback from the Plan Commission on conceptual plans for a 105-unit senior housing project on 3.38 acres of land along Delafield Street across from City Hall.

Attachments:

[Cover Sheet - Consultation - Senior Housing Delafield Street](#)

[Application for Development Review \(1\) - 310 Delafield St](#)

[230201 Sherman-Waukesha Active Adult](#)

Doug Koehler

[PC23-0374](#)

Minor Site Plan & Architectural Review - 2820 Grandview Blvd - Spring City Restaurant and Rox Bar & Grille - A proposed 3,320 Sq.Ft. addition to the north side of the building at 2820 Grandview Blvd.

Attachments:

[Development Review Application](#)

[PROJECT NARRATIVE](#)

[Spring City Restaurant Rox Bar Grille- Final SPAR renderings](#)

[Spring City Restaurant- Project Reviews](#)

[2820 N Grandview Blvd, Minor SPAR- Cover Letter](#)

Doug Koehler

[ID#23-6295](#)

Zoning Code Amendment - Accessory Use Regulations - A request from Staff to amend Section 22.58 Accessory Use Regulations, to address chicken enclosures

Attachments:

[Cover Sheet - Zoning Code Amendment 22.58 2. g.](#)

[22.58 Accessory Use Regulations - Redline draft](#)

Charlie Griffith

[PC23-0362](#)

Sidewalk Plan – Review a draft of the Sidewalk Plan for the City of Waukesha. This plan is intended to help guide the City, including the Plan Commission, in determining where sidewalk should be required when reviewing development plans through a prioritization of missing sidewalk throughout the City.

Attachments:[Cover Sheet - Sidewalk Plan](#)[City of Waukesha Sidewalk Plan](#)

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.