



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, February 27, 2019

6:30 PM

Council Chambers, City Hall
Use lower level glass door.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#19-0001](#) Minutes for the Meeting of January 23, 2019.

Attachments: [pcmn190123.pdf](#)
[PC 1-23-19 Sign In Sheet.pdf](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC19-0004](#) 925 Buena Vista - Certified Survey Map

Attachments: [Frederick Hahn Jr, 925 Buena Vista - Survey Map.PDF](#)
[925 Buena Vista CSM Cover Sheet.pdf](#)

Charlie Griffith

[ID#19-0223](#) Waukesha Recycling Company, 1001 Tesch Court - Minor Site or Architectural Plans

Attachments: [66660 CITY OF WAUKESHA PLAN COMMISSION 02-27-2019.pdf](#)
[66660shC101-SIZED.pdf](#)
[Waukesha Recycling Cover Sheet.pdf](#)

Charlie Griffith

VII. Open Public Hearing

[PC19-0002](#) Public Hearing: Think Pawsitive Dog Training, 301 Commerce Street - Conditional Use Permit

Attachments: [App for Dev. Review, Think Pawsitive Dog Training.pdf](#)
[Think Pawsitive Dog Training Cover Sheet.pdf](#)
[Commerce Parking.pdf](#)
[Exhibit A - Option 2.pdf](#)
[IMG_1533 2.JPG](#)

Doug Koehler

[PC19-0006](#) Public Hearing: At Home Caring Angels, 1344 Whiterock Avenue - Conditional Use Permit

Attachments: [20190129074538383.pdf](#)
[At Home Caring Angels Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0008](#) Public Hearing: Jake's Landscape, 1250 Lincoln Avenue - Conditional Use Permit

Attachments: [Jake's Landscape.pdf](#)
[Jake's Landscape Conditional Use Cover Sheet.pdf](#)

Doug Koehler

VIII. Action on Public Hearing

[PC19-0015](#) Action: Think Pawsitive Dog Training, 301 Commerce Street - Conditional Use Permit

[PC19-0016](#) Action: At Home Caring Angels, 1344 Whiterock Avenue - Conditional Use Permit

[PC19-0017](#) Action: Jake's Landscape, 1250 Lincoln Avenue - Conditional Use Permit

IX. Business Items

[ID#19-0031](#) Klotz Property, South of Tanglewood Road - Consultation

Attachments: [Attachment A Development Review Application.pdf](#)
[CONCEPT_12-06-18 18lots.pdf](#)
[Klotz Property Cover Letter Development Narrative.pdf](#)
[Klotz Property Plan Commission Consultation Application.pdf](#)
[CONCEPT_01-18-19 18lots.pdf](#)
[Klotz Consultation Cover Sheet.pdf](#)

Doug Koehler

[PC19-0007](#) Jake's Landscape, 1250 Lincoln Avenue - Final Site Plan & Architectural Review (Minor)

Attachments: [Klien 01.pdf](#)
[Klien 02.pdf](#)
[Klien 03.pdf](#)
[Jake's Landscape Final SPAR Cover Sheet.pdf](#)
[Jake's Land.pdf](#)

Doug Koehler

[PC19-0010](#) Prairie Song Residence - Consultation

Attachments: [City of Waukesha Dev. Review App. Full RUPNOW.pdf](#)
[City of Waukesha Dev. Review App. RUPNOW.pdf](#)
[Prairie Song Residence 45 Unit Building Design.pdf](#)
[PRAIRIE SONG RESIDENCE SITE PLAN 2019-1-23.pdf](#)
[Waukesha County GIS Map Rupnow.pdf](#)
[Prairie Song Cover Sheet.pdf](#)
[Prairie Song Residence CROSS SECTION PLAN 2019-02-26.pdf](#)

Doug Koehler

[PC19-0003](#) Stein's Aircraft Services, LLC, 2651 Aviation Drive - Final Site Plan & Architectural Review

Attachments: [Plan Review Application.pdf](#)
[Steins Narrative 1.14.19.pdf](#)
[Steins Proposed Site Plan.pdf](#)
[Steins Grading and Erosion Control.pdf](#)
[Lighting Plan.pdf](#)
[Stein's R1 SET \(FPs\).pdf](#)
[2B.pdf](#)
[6B.pdf](#)
[January Airport Commission Decision Sheet 190116.pdf](#)
[Stein's Aircraft Services Cover Sheet.pdf](#)
[M Keller Waukesha Airport P18324 BASE CIVIL MGP 02-06-19.pdf](#)

Charlie Griffith

[PC19-0005](#)

Brelie Gear, Corporate Drive - Final Site Plan & Architectural Review

Attachments:[.BRELIE - FINAL PC SUBMITTAL - COMBINED.pdf](#)[brelie application -final .pdf](#)[BRELIE Architectural Combined.pdf](#)[brelie final check_001.pdf](#)[Brelie Gear Building Statement of Operation 12-10-18.pdf](#)[Brelie Gear Landscape Set 20190121_2.pdf](#)[Brelie Gear Project Reviews - Comment response 01-21-19.pdf](#)[Brelie Gear Site Lighting REV1.pdf](#)[Brelie Gear Site Lighting SPEC SHEETS \(16\).pdf](#)[CJE1841 - STORM CALCS.pdf](#)[CJE1841R1EX-SV1.0.pdf](#)[CJE1841R4-C1.0.pdf](#)[CJE1841R4-C2.0.pdf](#)[CJE1841R4-C3.0.pdf](#)[CJE1841R4-C4.0.pdf](#)[Brelie Gear Cover Sheet Final.pdf](#)[REVISED Brelie Gear-CJE1841R5-02-15-2019.pdf](#)[REVISED Exhibit A - Storm Sewer and Drainage Easement.pdf](#)[REVISED NOI 65264.pdf](#)[REVISED revisionMemo 01-22-2019.pdf](#)[REVISED Storm Calculation Sheet-CJE1841r2.pdf](#)*Charlie Griffith*

[PC19-0013](#) City of Waukesha, 201 Delafield Street - Preliminary Site Plan & Architectural Review

Attachments: [200.CD Demolition Plan.pdf](#)
[210.CS Site Plan.pdf](#)
[220.CG Grading Plan.pdf](#)
[230.CU Utility Plan.pdf](#)
[240.LP Landscape Plan.pdf](#)
[401-FL - OVERALL FLOOR PLANS.pdf](#)
[510 - EXTERIOR ELEVATIONS - CITY HALL.pdf](#)
[511 - EXTERIOR ELEVATIONS - SKYWAY AND RAMP.pdf](#)
[512 - EXTERIOR IMAGES.pdf](#)
[201 Delafield Preliminary SPAR Cover Sheet.pdf](#)
[REVISED - Waukesha City Hall 2019-02-27 Planning Comm presentation.pdf](#)
[REVISED - 510 - EXTERIOR ELEVATIONS - CITY HALL.pdf](#)
[REVISED - 511 - EXTERIOR ELEVATIONS - SKYWAY AND RAMP.pdf](#)
[REVISED - 3170507-Waukesha City Hall Civil 20190226.pdf](#)
[REVISED 401-FL - OVERALL FLOOR PLANS.pdf](#)

Maria Pandazi

[PC19-0021](#) City of Waukesha, 201 Delafield Street - Rezoning Institutional to Institutional Planned Unit Development

Attachments: [201 Delafield Institutional PUD rezoning - Cover Sheet.pdf](#)

Maria Pandazi

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.