



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, July 22, 2026

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#26-03958](#) Minutes of June 22, 2026

Attachments: [PC Minutes - Draft 6-24-2026](#)
[Sign In Sheet - 6-24-2026](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC26-0079](#) Minor Site Plan & Architectural Review - 1111 Maitland Drive, Adeline Montessori School, fence enclosure

Attachments: [City of Waukesha Cover Sheet- 1111 Maitland Dr.](#)
[Site Map- 1111 Maitland Dr.](#)
[Fencing Detailed Plan- 1111 Maitland Dr.](#)
[Project Staff Reviews- SPAR26-00043 7-16-26](#)

Megan Steiner Potier

[PC26-0077](#)

Certified Survey Map - 809 Philip Drive, The Gund Company – a request to approve a one lot CSM covering 10.301 acres of land at the south side of Philip Drive located in the M-2 General Manufacturing District.

Attachments:

[City of Waukesha Cover Sheet -The Gund Company CSM](#)

[CSM Application The Gund Company 809 Philip Drive 07-06-2026 Combined](#)

[Staff Reviews 809 Philip Dr CSM](#)

[Draft CSM The Gund Company 809 Phillip Drive 07-06-2026](#)

[Correspondence Regarding Railroad Easement - The Gund Company, 809 Phil](#)

[Preliminary Site Plan The Gund Company 809 Phillip Drive 07-06-2026](#)

Charlie Griffith

VII. Business Items

[PC26-0071](#)

Final Site Plan & Architectural Review, 222 W St Paul Avenue, St Paul Place – a request to approve plans for exterior building and site improvements including new siding, windows and doors along with new pavement and landscaping improvements to the site located in the B-3 General Business District.

Attachments:

[City of Waukesha Cover Sheet - 222 W. St. Paul Ave. Final SPAR](#)

[Project Staff Reviews - SPAR26-00040 7-10-26](#)

[222 W Saint Paul SPAR26-00040-MSA Review](#)

[Site and Architectural Plans, 222 W. St. Paul Ave. - 7-22-26](#)

[Applicant Cover Letter, 222 W. St. Paul Ave. - 06-22-2026](#)

Charlie Griffith

PC26-0072

Final Site Plan & Architectural Review, Dolphin Drive/Coral Drive, STOR-IT Right – a request to approve final plans for a new 64,000 sq. ft. self-storage facility consisting of 2 buildings on 4.2712 acres of land at the northeast corner of Coral Drive and Dolphin Drive located in the M-1 Light Manufacturing District.

Attachments:

[City of Waukesha Cover Sheet - Dolphin Dr - Coral Dr](#)

[Project Staff Reviews- SPAR26-00041 7-15-26](#)

[STOR-IT Right Waukesha_MSA Review](#)

[Applicant Cover Letter- STOR-IT Right, Dolphin Drive, 062026](#)

[Stormwater Management Plan- STOR-IT Right, Dolphin Drive, 062026](#)

[Artificial Wetland EXE Decision- STOR-IT Right, Dolphin Drive](#)

[Certified Survey Map- STOR-IT Right, Dolphin Drive, 062026](#)

[Civil Engineering Plans- STOR-IT Right, Dolphin Drive, 062026](#)

[Cost Estimate- STOR-IT Right, Dolphin Drive 062026](#)

[Elevations and Architectural Plans- STOR-IT Right, Dolphin Drive, 062026](#)

[Lighting and Photometrics- STOR-IT Right, Dolphin Drive, 062026](#)

[raSmith Comment Response- STOR-IT Right, Dolphin Drive, 062026](#)

[Stormwater Maintenance Agreement- STOR-IT Right, Dolphin Drive, 062026](#)

[Photos of Other Locations- STOR-IT Right, Dolphin Drive](#)

Megan Steiner Potier

PC26-0073

Certified Survey Map – Dolphin Drive/Coral Drive, STOR-IT Right – a request to approve a one lot CSM covering 4.2712 acres of land at the northeast corner of Coral Drive and Dolphin Drive located in the M-1 Light Manufacturing District.

Attachments:

[Cover Sheet_0 Dolphin-Coral Dr_CSM](#)

[Project Staff Reviews- CSM26-00010 7-15-26](#)

[Certified Survey Map- STOR-IT Right, Dolphin Drive, 062026_MSA Review](#)

[Stormwater Management Plan- STOR-IT Right, Dolphin Drive, 062026](#)

[Applicant Cover Letter- STOR-IT Right, Dolphin Drive, 062026](#)

[Certified Survey Map- STOR-IT Right, Dolphin Drive, 062026](#)

[Civil Engineering Plans- STOR-IT Right, Dolphin Drive, 062026](#)

[raSmith Comment Response- STOR-IT Right, Dolphin Drive, 062026](#)

[Stormwater Maintenance Agreement- STOR-IT Right, Dolphin Drive, 062026](#)

Megan Steiner Potier

[PC26-0076](#)

Minor Site Plan & Architectural Review, 1343 Ellis Street, Zehnder Marketing – a request to approve plans for a 690 sq. ft. addition to the west end of the building for needed warehouse space located in the M-2 General Manufacturing District.

Attachments:

[Waukesha Cover Sheet PC26-0076 Brehmer, Thane, 7-22-2026](#)

[Project Staff Reviews - SPAR26-00042](#)

[MSA Engineering Review 1343 Ellis St, 7-22-2026](#)

[Letter to Plan Commission - Project Description - 1343 Ellis St, 7-22-2026](#)

[Site Plans - 1343 Ellist St, 7-22-2026](#)

[Strucrite Elevations Architectural Plan -1343 Ellis St, 7-22 -2026](#)

Thane Brehmer

[PC26-0078](#)

Consultation - 918 Niagara St., Niagara Street Apartments Cherry Faith Residential Development - A request to discuss potential plans for a proposed multi-family residential development on vacant land along the north side of Niagara Street west of Cleveland Avenue located in the M-2 Manufacturing District. This item is an opportunity for discussion between the developer and the Plan Commission; no formal action will be taken on the plans.

Attachments:

[City of Waukesha Cover Sheet - Consultation Niagara Street Cherry Faith Hou:](#)

[City Comments - Consultation Niagara Street Housing](#)

[Niagara Housing - Concept Pkg 2026-06-15lr](#)

Doug Koehler

[ID#26-03959](#)

Plumbing Code Update – Review and possible action on a proposal to update the Plumbing Code with an amendment to section 16.031 of the Building Code and amendments to sections 19.12 and 19.17 of the Plumbing code pertaining to plan review of Commercial Construction.

Attachments:

[City of Waukesha Cover Sheet - Plumbing Code Update](#)

[Changes to 16.031 and 19 rev4](#)

Doug Koehler

[ID#26-04020](#)

Surplus Land – Review and possible action on a proposal to declare a 1.986 acre parcel of City owned vacant land as surplus, the parcel, WAKT138999001, located in the Village of Waukesha along Big Bend road south of Mill Creek is no longer needed by the Waukesha Water Utility.

Attachments:

[City of Waukesha Cover Sheet - Surplus Land, Water Utility Big Bend Road](#)

[Water Utility Land - Big Bend Road](#)

Doug Koehler

VIII. Director of Community Development Report

IX. 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).