



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, March 25, 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#26-03035](#) Minutes of February 25, 2026

Attachments: [PC Minutes - Draft - 2-25-2026](#)
[Sign In Sheet - 2-25-2026](#)

VI. Consent Agenda

[PC26-0013](#) Final Site Plan & Architectural Review - 804 Corporate Ct, Milwaukee Motorwerks – A request to approve final plans for a 5,130 sq. ft. parking lot expansion extending off the north end of the parking lot in the M-3 Limited Business and Industrial Park District.

Attachments: [City of Waukesha Cover Sheet- Final SPAR, 804 Corporate ,Milwaukee Motorw](#)
[CITY CHECK LIST](#)
[Paving & Drainage Plan](#)
[20260306_804 Corporate Court-MKE Motowerks_MSA Review](#)
[MOTORWERKS-PARKINGLOTEXPAND-LANDSCAPE](#)

Doug Koehler

[PC26-0017](#) Final Site Plan & Architectural Review - 620 Northview Road, Hanger Building – A request to approve final plans for a new 7-unit hangar building on lot 624 at the Waukesha County Airport.in the A-1 Airport District.

Attachments: [City of Waukesha Cover Sheet- Final SPAR, 620 Northview Road 20260311 SPAR26-00010 MSA Review](#)
[Site Engineering and Grading-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)
[Civil Checklist-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)
[Cover Letter-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)
[Elevation Plan-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)
[Landscape Plan-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)
[Lease Description 620-LOT PARCEL A and B-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)
[Letter from Airport Authority-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)
[Project Reviews- 620 Northview Road](#)
[Renderings-620 Northview Hangars, 620 Northview, Feb 20, 2026](#)

Robin Grams

[PC26-0026](#) Minor Site Plan & Architectural Review - 1820 E. Main Street – A request to approve plans to remove the vinyl siding on the building and replace with horizontal LP Smartsiding in a cannon steel color, along with reroofing the building in the B-4 Office Business District

Attachments: [City of Waukesha Cover Sheet - 1820 E. Main St. Minor SPAR](#)
[Project Staff Reviews - SPAR26-00013, 1820 E. Main St.](#)
[Applicant Letter - 1820 E. Main St. 3-25-26](#)
[Photos and Renderings - 1820 E. Main St. 3-25-26](#)

Charlie Griffith

[PC26-0027](#) Final Site Plan & Architectural Review - 2525 Aviation Drive, Two Hangar Buildings – A request to approve final plans for two new hangar buildings to be located on lots 620D and 620E at the Waukesha County Airport.in the A-1 Airport District.

Attachments: [City of Waukesha Cover Sheet- Final SPAR, 2525 Aviation Drive](#)
[Project Reviews- 2525 Aviation Drive](#)
[Waukesha Checklist](#)
[95-2133 - FISCHER HANGER -CK STAMPED](#)
[95-2132 - FISCHER HANGER -CK STAMPED](#)
[Fischer Cover Letter](#)
[Hangar Civil Plans 2026.03.03](#)

Robin Grams

[PC26-0029](#) Minor Site Plan & Architectural Review - 1317 Arcadian Avenue, Johns Root Beer – A request to approve plans for the placement of a storage shed behind the building in the B-3 General Business District.

Attachments: [City of Waukesha Cover Sheet -1317 Arcadian Ave. - Minor SPAR Survey, John's Rootbeer - 1317 Arcadian Ave. 3-25-26](#)
[Project Staff Reviews - SPARA26-00015 1317 Arcadian Ave.](#)
[Shed Brochure, John's Rootbeer - 1317 Arcadian Ave. 3-25-26](#)

Charlie Griffith

VII. Business Items

[PC26-0010](#) Certified Survey Map - Smart Trust, west of Meadowbrook Road and north of Summit Avenue – A request to approve a CSM including 1 Lot, 2 Outlots and Public Street ROW dedication for Country Crest Lane and Red Maple Way providing access on to Summit Avenue.

Attachments: [City of Waukesha Cover Sheet- CSM, Meadowbrook Road Summit Avenue - Sr City Department Review Comments - CSM Summit Meadowbrook Smart 2026-01-30 Smart - PHC Overview Letter](#)
[CSM02_MEADOWBROOK_022326](#)
[CSM_MEADOWBROOK_022026](#)

Robin Grams

[PC26-0011](#) Rezoning Petition – Smart Trust, west of Meadowbrook Road and north of Summit Avenue - A request to rezone approximately 9.78 acres of vacant land from T-1 to a mix of I-1 Institutional District (7.76 acres), and Rs-3 Single Family Residential District (2.02 acres).

Attachments: [City of Waukesha Cover Sheet- Rezoning, Meadowbrook Road Summit Avenue City Department Review Comments - Rezoning Summit Meadowbrook Smart 2026-01-30 Smart - PHC Overview Letter](#)
[Rezoning petition Smart outlet 2](#)
[Exhibit.REZONING Lot 1](#)
[Exhibit.REZONING Outlot 1](#)
[Exhibit.REZONING Outlot 2](#)
[Rezoning petition Smart lot 1](#)
[Rezoning petition Smart outlet 1](#)

Robin Grams

[PC26-0020](#) Final Site Plan & Architectural Review, Summit Ave/Country Crest Lane, Smart – A request to approve final plans for a new intersection at Summit Avenue and Country Crest Lane along the north side of Summit Avenue, as well as stormwater facilities along either side of the new Country Crest Lane to be extended north to the future intersection with Coren Hills Drive.

Attachments: [City of Waukesha Cover Sheet- Final SPAR, Summit Ave and Country Crest Comment Response Letter Meadowbrook Public Roads 20260218 00523178 - REPORT - Meadowbrook Single Fam Dev - FINAL](#)
[0 Meadowbrook SPAR- Project Reviews](#)
[2026-01-27 Smart Property-Public Road Improvements \(1\)](#)
[2026-02-23 Meadowbrook Road Storm Calcs](#)
[2026-02-23 Smart Property-Public Road Improvements](#)
[LNDSCP 22X34-EX1](#)
[SWMP Preliminary Smart 2026-01-27 \(2\)](#)
[SMART dt1504](#)
[TECH MEMO-Smart-PHC Meadowbrook 2026-03-20](#)

Robin Grams

[PC26-0021](#) Final Site Plan & Architectural Review, 2101 Delafield Street, Lifeway – A request to approve final plans for a new 47,000 sq. ft. addition at the rear of the industrial building to support new packaging lines for the current and future needs of the Lifeway foods site located in the M-2 General Manufacturing District.

Attachments: [City of Waukesha Cover Sheet- Final SPAR, 2101 Delafield Street, Lifeway Lifeway Waukesha PC cover letter FINAL SPAR](#)
[20260312 SPAR26-00012-2101 Delafield St MSA Review Letter](#)
[City Department Review Comments 2101 Delafield Street Lifeway Foods Lifeway - Cover Letters Bleck & Janke](#)
[Lifeway FINAL SPAR - Architectural set](#)
[Lifeway FINAL SPAR - Checklists](#)
[Lifeway FINAL SPAR - Civil Engineering set](#)
[Lifeway FINAL SPAR - Landscape set](#)
[Lifeway FINAL SPAR - Lighting Photometrics plan & fixture cut sheets](#)
[Lifeway FINAL SPAR - Plat of Survey](#)
[Lifeway FINAL SPAR - Soil Report](#)
[4123 Lifeway Foods Draft Set 03.23.26](#)

Doug Koehler

[PC26-0022](#) Consultation - 1101 W. St. Paul Avenue, Innio - A request to discuss potential plans for a proposed 83,0000 sq. ft. addition to serve as a state-of-the-art testing facility supporting a new engine line at the facility in the M-2 General 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 at this meeting.

Attachments: [City of Waukesha Cover Sheet - Consultation 1101 W St. Paul Ave, Innio](#)
[169984 AS10-INNIO Reduced](#)
[INNIO - Project Green Conceptual Submittal](#)
[Attachment A](#)

Doug Koehler

[PC26-0019](#) Consultation - 576 Elizabeth Street, Aries Industries Expansion - A request from Berg Management to discuss potential plans for a proposed 8,000 sq. ft. metal building addition behind the existing industrial building at 576 Elizabeth Street in the M-1 Light 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 at this meeting.

Attachments: [City of Waukesha Cover Sheet - 576 Elizabeth St. Consultation](#)
[Updated Plans and Elevations - 576 Elizabeth St. Consultation. 3-25-26](#)
[Applicant Letter - 576 Elizabeth St. Consultation. 3-25-26](#)
[Board of Zoning Appeals Approval Notice - 576 Elizabeth](#)
[Project Staff Reviews - CNSLT26-00002 576 Elizabeth St.](#)

Charlie Griffith

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).