



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, November 20, 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#24-10976](#) Minutes of October 23, 2024

Attachments: [PC Minutes - Draft 10-23-2024](#)
[Sign In Sheet 10-23-2024](#)

VI. Public Hearing

[PC24-0623](#) Conditional Use Permit - 239 N. East Avenue, Carroll University – A request for a conditional use permit to add an emergency back up generator near the rear southeast corner of the building adjacent to the parking lot.

Attachments: [Cover Sheet- CUP 239 N East Avenue](#)
[siteplans-cityofwaukeshacarrolluniversitygeneratorproject,239NEastAve,Octobe](#)
[Siteplans-cityofwaukeshacaarrolluniversitygeneratorproject,239NEastAve,Oct15](#)
[239 N East Ave- Project Reviews](#)

Robin Grams

[PC24-0624](#) Conditional Use Permit - 218 S. East Avenue, TLC Massage Therapy – A request for a conditional use permit to operate a home business for massage therapy at 218 S. East Avenue in the Rm-1 Residential district.

Attachments: [Cover Sheet- CUP, 218 S East Avenue](#)
[Application for Development Review](#)
[CU Permit Application](#)

Robin Grams

[PC24-0625](#) Conditional Use Permit - 909 Blackstone Avenue, Blackstone Plaza – A request for a conditional use permit to allow Everything Goes, LLC to operate a moving, donation pick up, and junk removal services business in the M-2 Industrial District.

Attachments: [Cover Sheet - 909 Blackstone Rezoning](#)
[1209501 signed Warranty Deed](#)
[909 Blackstone - Site plan with unit numbers](#)
[Copy of SAC Blackstone Tenants and Uses](#)
[Re-Zoning Ordinance - 909 Blackstone](#)
[Petition for Amending the City of Waukesha Zoning Ordinance - 909 Blackstone](#)

Charlie Griffith

VII. Action on Public Hearing

[PC24-0623](#) Conditional Use Permit - 239 N. East Avenue, Carroll University – A request for a conditional use permit to add an emergency back up generator near the rear southeast corner of the building adjacent to the parking lot.

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Charlie Griffith

VIII. Business Items

[PC24-0626](#) Rezoning – 909 Blackstone Avenue, Blackstone Plaza – A request to rezone 2.35 acres of land at the northeast corner of Blackstone Avenue and Arcadian Avenue from the M-2 General Manufacturing District to the MM-1 Mixed Industrial District.

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[909 Blackstone - Site plan with unit numbers](#)
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[Re-Zoning Ordinance - 909 Blackstone](#)
[Petition for Amending the City of Waukesha Zoning Ordinance - 909 Blackstone](#)

Charlie Griffith

[PC24-0621](#) Final Site Plan & Architectural Review – 120 Corrina Boulevard, Saratoga Heights - A request from the Waukesha Housing Authority to approve plans for an addition to the parking lot and new dumpster enclosure to be located at the south end of the building.

Attachments: [Cover Sheet- Final SPAR 120 Corrina Blvd](#)
[Application 10-24-24](#)
[120 Corrina Blvd- Project Reviews](#)
[Saratoga Hgts. project narrative 10-28-24](#)
[PC submittal set 10-10-24](#)

Robin Grams

[PC24-0627](#) Consultation – Springs at Meadowbrook - Single Family Subdivision – A request from Veridian Homes to discuss a conceptual plat for a variety of lot sizes to be included in the single-family subdivision proposed at the east end of the Springs at Meadowbrook project.

Attachments: [Cover Sheet - Consultation - Springs at Meadowbrook Single Family Subdivision](#)
[01 Cover Letter](#)
[24 1021 VH APPL PC Development Review Application](#)
[Veridian - Waukesha- Context Map \(10.21.24\)](#)
[Trip Gen & Traffic Memo](#)
[Veridian - Waukesha - Concept Plan \(10.21.24\)](#)

Doug Koehler

[PC24-0630](#) Comprehensive Plan Amendment - UWM-Waukesha Campus, 1500 N.University Drive – A request from Waukesha County to consider an amendment to the land use plan on the 75.9-acre UWM-Waukesha campus site. The site is currently under the Civic and Institutional Land Use category, and the requested change would be to the Residential Flexible Land Use category, in anticipation of future redevelopment as the Universities of Wisconsin will no longer be using the site.

Attachments: [Cover Sheet - Land Use Plan Amendment 1500 N. University Dr UW-Waukesha](#)
[Cover letter for application- UWM Waukesha Plan Amendment, 1500 University](#)
[Attachment to Comprehensive Plan Amendment Application \(FAQ Document\)- I](#)
[Attachment to Comprehensive Plan Amendment Application \(Site Analysis Report\)](#)
[Comprehensive Plan Amendment Application- UWM Waukesha Campus Plan A](#)
[Site Plans- UWM Waukesha Plan Amendment, 1500 University Dr., October 16](#)

Doug Koehler

IX. Director of Community Development Report

X. 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).