



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, October 22, 2025

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#25-02202](#) Minutes of September 24, 2025

Attachments: [PC Minutes - Draft 9-24-2025](#)
[Sign In Sheet - 9-24-2025](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC25-0162](#) Minor Site Plan & Architectural Review - 1511 Pearl Street, ThermTech
–.Request approval of plans for a 24' wide by 48' long by 14' high
penthouse addition near the west end of the building in the M-2 General
Manufacturing zoning district.

Attachments: [City of Waukesha Cover Sheet- Minor SPAR, 1511 Pearl Street](#)
[Application for Development Review](#)
[Project Scope - Allume Architects](#)
[ThermTech Rooftop Equipment Penthouse 1511 Pearl Street - Plan Commissio](#)

Robin Grams

[PC25-0165](#) Minor Site Plan & Architectural Review - 900 N. Hartwell Avenue, Global Assist Campus – Request approval of plans for the installation of approximately 225 linear feet of a 4' tall decorative fence across the front of the property at the northwest corner of Hartwell and Arcadian Avenues in the Rm-3 PUD Multi-Family Residential Planned Unit Development overlay district.

Attachments: [City of Waukesha Cover Sheet - 900 N. Hartwell Fence](#)
[Applicant Letter, Global Assist Campus, 900 N. Hartwell Ave., 10-22-25](#)
[Fence Brochure, Global Assist Campus, 900 N. Hartwell Ave., 10-22-25](#)
[Site Plan, Global Assist Campus, 900 N. Hartwell Ave., 10-22-25](#)

Charlie Griffith

[PC25-0166](#) Minor Site Plan & Architectural Review - 2101 Delafield Street, Lifeway – Request to approve plans for a 697 sq. ft. addition to the compressor room located along the south side of the dairy manufacturing facility.

Attachments: [City of Waukesha Cover Sheet -Minor SPAR 2101 Delafield Street, Lifeway](#)
[Lifeway Refr. Plans 9-11-25](#)

Doug Koehler

VII. Public Hearings

[PC25-0161](#) Conditional Use Permit - 817 N. East Avenue, Silver City Adult Day Services – Request approval of a Conditional Use Permit to operate a commercial adult day care center in the B-2 Central Business District.

Attachments: [City of Waukesha Cover Sheet - Silver City Adult Day Services](#)
[Business Summary, Silver City Adult Day Services, 817 N. East Ave., 10-22-25](#)
[Project Staff Reviews - Silver City Adult Day Center, 817 N. East Ave., 10-22-25](#)
[Conditional Use Permit Application, Silver City Adult Day Services - 817 N. East](#)

Charlie Griffith

VIII. Action on Public Hearings

[PC25-0161](#) Conditional Use Permit - 817 N. East Avenue, Silver City Adult Day Services – Request approval of a Conditional Use Permit to operate a commercial adult day care center in the B-2 Central Business District.

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[Business Summary, Silver City Adult Day Services, 817 N. East Ave., 10-22-25](#)
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[Conditional Use Permit Application, Silver City Adult Day Services - 817 N. East](#)

Charlie Griffith

IX. Business Items

[PC25-0159](#)

Rezoning Petition – Tukka Properties, West of Meadowbrook Road and north of Coldwater Creek Dr.- A request to rezone approximately 25.9445 acres of land from T-1 to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres).

Attachments:

[City of Waukesha Cover Sheet - Rezoning Tukka Senior Housing Meadowbrook Petition for Rezoning](#)

[EXHIBIT-REZONING-MEADOWBROOK_092125 - Tukka Waukesha, 0 Meadowbrook Rezoning Petition Tukka Senior Housing with legal descriptions](#)

Doug Koehler

PC25-0158

Final Site Plan & Architectural Planned Unit Development Review, Tukka Properties Senior Housing – a request to approve final plans for a 119-unit senior housing project to include 64 units of independent and assisted living, 25 units of assisted living plus, and 30 units of memory care on approximately 7.2978 acres of land located west of Meadowbrook Road and north of Coldwater Creek Dr.

Attachments:

[City of Waukesha Cover Sheet -final SPAR - Tukka Senior Housing Meadowbrook Road, September 22, 2025](#)
[Wetland Delineation - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025-09-22_CRL_Tukka Meadowbrook Road, 0 Meadowbrook Road](#)
[Architectural Cover Sheet - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Attachment H - Landscape Plan Checklist, 0 Meadowbrook Road, September 22, 2025](#)
[Building Elevations 01 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Building Elevations 02 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Building Elevations 04 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Checklist D - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Checklists A, B, C, & G - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Civil Drawings - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[CSM_TUKKA_092125 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[EXHIBIT-REZONING-MEADOWBROOK_092125 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Perspective 01 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Perspective 02 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Perspective 06 - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Petition for Rezoning](#)
[Schematic Landscape Plan - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Site Section - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Storm Water Management Plan - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Tree Survey - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Tree Survey Type List - Tukka Waukesha, 0 Meadowbrook Road, September 22, 2025](#)
[Tukka Senior Housing Cover Letter](#)
[Building Elevations 03 - Tukka Waukesha, 0 Meadowbrook Road, October 16, 2025](#)
[Building Elevations 05 - Tukka Waukesha, 0 Meadowbrook Road, October 16, 2025](#)
[Perspective 03 - Tukka Waukesha, 0 Meadowbrook Road, October 16, 2025](#)
[Perspective 04 - Tukka Waukesha, 0 Meadowbrook Road, October 16, 2025](#)
[Perspective 05 - Tukka Waukesha, 0 Meadowbrook Road, October 16, 2025](#)

Doug Koehler

[PC25-0160](#) Certified Survey Map - West of Meadowbrook Road and north of Coldwater Creek Dr. - A request to approve a 3-Lot CSM and Public Street ROW dedication for Coren Hills Drive on approximately 27.7696 acres of land in anticipation of a proposed senior housing project and future commercial development.

Attachments: [City of Waukesha Cover Sheet - CSM Tukka Senior Housing](#)
[CSM_TUKKA_092125 - Tukka Waukesha, 0 Meadowbrook Road, September 2](#)

Doug Koehler

[PC25-0156](#) Extra-territorial Certified Survey Map, 21165 E. Moreland Blvd, Oscars – A request for approval of a 2-Lot CSM on approximately 1.6711 acres of land located in the Town of Brookfield.

Attachments: [City of Waukesha Cover Sheet -Oscar's CSM](#)
[154623 CS15 MSA Review 10-07-2025](#)
[Project Staff Reviews - CSM25-00007 10-22-25](#)
[Civil Plans, Oscar's, 21165 E. Moreland Blvd., 10-22-25](#)
[Draft Certified Survey Map, Oscar's, 21165 E. Moreland Blvd., 10-22-25](#)

Charlie Griffith

[ID#25-02207](#) Review and possible action on proposed changes to Sections 28.02, 28.03, 28.05, and 28.06, Landmarks Commission Ordinance.

Attachments: [Cover Sheet - Ordinance Changes](#)
[28.02 Definitions - Clean Version](#)
[28.02 Definitions - Redlined](#)
[28.03 Composition and Terms - Clean Version](#)
[28.03 Composition and Terms - Redlined](#)
[28.05 Powers and Duties - Clean Version](#)
[28.05 Powers and Duties - Redlined](#)
[28.06 Procedures - Clean Version](#)
[28.06 Procedures Redlined](#)

Charlie Griffith

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. 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).