



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised Plan Commission

Wednesday, May 27, 2020

6:30 PM

Virtual Meeting

Direct link to the meeting for live stream:
<https://waukesha.legistar.com/Calendar.aspx>

Listen to the meeting live by calling 1-888-788-0099 and using Webinar ID: 950 0622
8663 Password: 110173

If you would like to participate in public comment for this meeting, you need to register by 4:00 PM the day of the meeting by following this link:
<https://waukesha-wi.gov/1907/Public-Comment>

Directions for registration at the end of agenda.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#20-0497](#) Minutes for the Meeting of April 22, 2020.

Attachments: [pcmn200422](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC20-0027](#) Executive Place - Certified Survey Map - Proposed two lot CSM to create an 11.83-acre developable lot and a 2.03-acre outlot encompassing an existing stormwater pond at the south end of Executive Place.

Attachments: [CSM of Lot 3 CSM 9455 Submitted to City on 4-23-20](#)
[Executive Place CSM Dept. Comments](#)
[Executive Place Cover Sheet](#)

Robin Grams

[PC20-0032](#) Church of Christ, 2816 Madison Street - Minor Site Plan & Architectural Review - Proposed 400 sq. ft. addition for storage space to the exposed basement at the rear of the building using materials matching the existing building.

Attachments: [20200427_CHURCH OF CHRIST_PLAN COMMISSION](#)
[Church of Christ Dept. Comments](#)
[Church of Christ Cover Sheet](#)

Charlie Griffith

[PC20-0028](#) DPW Salt Storage Shed - Final Site Plan & Architectural Review - The City of Waukesha Public Works Dept. is proposing to construct a new salt storage shed on the south side of the City off of the cul-de-sac at the end of Executive Place.

Attachments: [Salt Shed Plan Set](#)
[Salt](#)
[Str-Unl - Brochures](#)
[DPW Salt Storage Shed Application](#)
[Endflap & sidewall color options](#)
[Endflap & sidewall color placement \(positions may vary based on truss style\)](#)
[Wall Pack Elevation](#)
[DPW Salt Storage Shed Dept. Comments](#)
[DPW Salt Storage Shed Cover Sheet](#)

Robin Grams

VII. Open Public Hearing

[ID#20-0506](#) Public Hearing – Hold a public hearing on the proposed boundaries and project plan for Tax Incremental District Number 28, a Mixed Use district located at the southeast corner of CTH X/Saylesville Road and STH 59/Les Paul Parkway.

Attachments: [TID 28 Project Plan 5.6.20](#)
[PC Res TID 28](#)
[TID 28 Cover Sheet](#)

Jeff Fortin

[ID#20-0503](#) Public Hearing – Hold a public hearing on a proposed amendment to Tax Incremental Finance District Number 22, a Mixed Use District in the vicinity of Sunset Drive between S. East Avenue and Tenny Avenue.

Attachments: [TID 22 Project Plan - 5.13.20](#)
[PC Res TID 22](#)
[TID 22 Cover Sheet](#)

Jeff Fortin

[PC20-0044](#) Public Hearing: Kwik Trip #527, 1700 Pewaukee Road - Conditional Use - Kwik Trip is requesting a Conditional Use permit to construct a new store to replace the existing store at this site.

Attachments: [527 Cover-Apps](#)
[2020-05-04 Kwik Trip #527 - Color Landscape Plan](#)
[527 Building Elevation](#)
[Kwik Trip #527 Conditional Use Dept. Comments](#)
[Kwik Trip Pewaukee Rd Conditional Use Cover Sheet](#)

Charlie Griffith

VIII. Action on Public Hearing

[ID#20-0504](#) Action on Public Hearing – Approve a Plan Commission Resolution for the creation of Tax Incremental District Number 28, a Mixed Use district located at the southeast corner of CTH X/Saylesville Road and STH 59/Les Paul Parkway.

Attachments: [TID 28 Project Plan 5.6.20](#)
[PC Res TID 28](#)
[TID 28 Cover Sheet](#)

Jeff Fortin

[ID#20-0505](#) Action on Public Hearing – Approve a Plan Commission Resolution for the first amendment of Tax Incremental District Number 22, a Mixed Use District in the vicinity of Sunset Drive between S. East Avenue and Tenny Avenue.

Attachments: [TID 22 Project Plan - 5.13.20](#)
[PC Res TID 22](#)
[TID 22 Cover Sheet](#)

Jeff Fortin

[PC20-0046](#)

Action: Kwik Trip #527, 1700 Pewaukee Road - Conditional Use - Kwik Trip is requesting a Conditional Use permit to construct a new store to replace the existing store at this site.

Attachments:

[527 Cover-Apps](#)

[2020-05-04 Kwik Trip #527 - Color Landscape Plan](#)

[527 Building Elevation](#)

[Kwik Trip #527 Conditional Use Dept. Comments](#)

[Kwik Trip Pewaukee Rd Conditional Use Cover Sheet](#)

Charlie Griffith

IX. Business Items

[PC20-0041](#)

Kwik Trip #527, 1700 Pewaukee Road - Rezoning - Kwik Trip is requesting to rezone the lands at 1700 Pewaukee Road from M-3 Limited Business and Industrial Park to B-1 Neighborhood Business.

Attachments:

[527 Cover-Apps](#)

[#527 CSM 4-30-2020](#)

[Kwik Trip #527 Rezoning Dept. Comments](#)

[Kwik Trip Pewaukee Rd Rezoning Cover Sheet](#)

Charlie Griffith

[PC20-0042](#)

Kwik Trip #527, 1700 Pewaukee Road - Final Site Plan & Architectural Review - Kwik Trip is proposing a new store to replace the existing store at 1700 Pewaukee Road.

Attachments:

[527 10MPD Metal Hip Roof 9' Brick](#)
[527 Building Elevation](#)
[527 Cover-Apps](#)
[527 Rendering REV1](#)
[2020-04-14 527 Sign Plan REV2](#)
[2020-05-04 Kwik Trip #527 - Color Landscape Plan](#)
[200306 Pewaukee Rd KT \(#527\) Trip Gen Report](#)
[3190495 Kwik Trip 527 Stormwater Report 20200427](#)
[AS201D20-1700 & 1720 PEWAUKEE ROAD-527](#)
[DP1 DEMOLITION PLAN](#)
[E1 Waukesha WI 527](#)
[Kwik Trip 527 Storm Water Maintenance Agreement](#)
[LP1 LANDSCAPE PLAN](#)
[SP0 Site Circulation Plan \(2\)](#)
[SP1 SITE PLAN \(2\)](#)
[SP2 GRADE PLAN \(2\)](#)
[SP2.1 ACCESSIBLE PLAN](#)
[SP3 Storm Sewer Plan \(2\)](#)
[SP4 Utility Plan \(2\)](#)
[SWP1 EROSION CONTROL PLAN \(2\)](#)
[SWP2 EROSION CONTROL DETAILS \(2\)](#)
[SWP3 EROSION CONTROL DETAILS \(2\)](#)
[SWP4 EROSION CONTROL DETAILS \(2\)](#)
[SWP5 SW BMP DETAILS \(2\)](#)
[T1 COVER SHEET \(2\)](#)
[Transmittal - 00002 \(1\)](#)
[E1 Waukesha WI 527](#)
[2020-05-18 Kwik Trip #527 Civil Set](#)
[Kwik Trip #527 SPAR Dept. Comments](#)
[Kwik Trip Pewaukee Rd SPAR Cover Sheet](#)

Charlie Griffith

[PC20-0043](#)

Kwik Trip #527, 1700 Pewaukee Road - Certified Survey Map - Kwik Trip is proposing a 1.3447-acre One Lot Certified Survey Map to create a larger lot for the development of a new store at 1700 Pewaukee Road.

Attachments:

[#527 CSM 4-30-2020](#)

[Kwik Trip #527 CSM Dept. Comments](#)

[Kwik Trip Pewaukee Rd CSM Cover Sheet](#)

Charlie Griffith

[PC20-0038](#)

Kwik Trip #970, 2106 S. West Avenue - Final Site Plan & Architectural Review - Kwik Trip is proposing a new store to replace the existing store at 2106 S. West Avenue.

Attachments:

[19-9152 ALTA KT970 signed-S \(3\)](#)
[2020-05-04 Kwik Trip #970 Civil Set \(2\)](#)
[2020-05-06 970 Sign Plan Rev2](#)
[178133-970 2017-09-20-N \(2\)](#)
[DP01 3190495-DP01 - Demo Plan \(2\)](#)
[Kwik Trip #970 Color Landscape Plan](#)
[L1.0 Landscape Plan-Overall \(2\)](#)
[L1.1 Landscape Plan-North \(2\)](#)
[L1.2 Landscape Plan-South \(2\)](#)
[SP0 SITE CIRCULATION PLAN \(4\)](#)
[SP1 SITE PLAN \(4\)](#)
[SP2 GRADE PLAN \(4\)](#)
[SP2.1 DETAILED GRADE PLAN - NORTH \(2\)](#)
[SP2.2 DETAILED GRADE PLAN - SOUTH \(2\)](#)
[SP2.6 ACCESSIBLE PLAN](#)
[SP3 STORM SEWER PLAN \(4\)](#)
[SP4 UTILITY PLAN \(4\)](#)
[SWP1 EROSION CONTROL PLAN \(3\)](#)
[SWP2 EROSION CONTROL DETAILS \(3\)](#)
[SWP3 EROSION CONTROL DETAILS \(3\)](#)
[SWP4 EROSION CONTROL DETAILS \(3\)](#)
[SWP5 SW BMP DETAILS \(3\)](#)
[T1 COVER SHEET \(3\)](#)
[Transmittal - 00003](#)
[970 10MPD Metal Hip Roof 9' Brick \(2\)](#)
[970 Colored Site Rendering](#)
[970 Cover-Apps](#)
[970 Elevation](#)
[200306 West Ave KT \(#970\) Trip Gen Report](#)
[3190495_Kwik Trip 970_Stormwater Report_20200427](#)
[Kwik Trip 970_Storm Water Maintenance Agreement](#)
[E1 Waukesha WI 970](#)
[Kwik Trip #970 SPAR Dept. Comments](#)
[Kwik Trip West Ave SPAR Cover Sheet](#)
[970 Rendering REV1](#)

Robin Grams

[PC20-0039](#)

Kwik Trip #970, 2106 S. West Avenue - Certified Survey Map - Kwik Trip is proposing 5.848-acre One Lot Certified Survey Map to create a larger lot for the development of a new store at 2106 S. West Avenue.

Attachments:

[#970 CSM 4-30-2020](#)

[Kwik Trip #970 CSM Dept. Comments](#)

[Kwik Trip West Ave CSM Cover Sheet](#)

[970 Rendering REV1](#)

Robin Grams

[PC20-0034](#)

Ascension Wisconsin Hospital, 2304 W. St. Paul Avenue - PUD Final Site Plan & Architectural Review - Ascension is proposing to construct an approximately 35,000 sq. Ft. two story micro-hospital and medical office building in the new Fox Run mixed use development.

Attachments:

[Application and Checklist](#)

[Architectural Set](#)

[Development Agreement Docs](#)

[Preliminary Review - Department Comments](#)

[Site Photometric and Pole Detail](#)

[Site Photometric](#)

[Waukesha Preliminary Review Response](#)

[Landscape Plan Checklist](#)

[Revised Landscape 2020-05-27](#)

[Ascension WI Dept. Comments](#)

[Ascension WI Hospital Cover Sheet](#)

[Architectural Site Plan - A-100](#)

[MEP-203 - SITE PHOTOMETRIC](#)

[Revised Civil Plan Set 2020-05-27](#)

Doug Koehler

[ID#20-0542](#)

Salem United Methodist Church, 541 STH 59 - Sign Appeals - Salem United Methodist Church is requesting a variance to section 27.03 of the Sign code to allow a monument sign with an LED reader board to located along Les Paul Parkway (STH 59).

Attachments:

[541 STH 59 Sign permit and drawings](#)

[Salem United Methodist Church Variance Paperwork](#)

[Salem United Cover Sheet](#)

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.

PUBLIC COMMENT

Waukesha is currently conducting its meetings virtually due to the COVID-19 pandemic and City Hall is closed. There have been numerous security problems in opening up meeting for anyone to "enter" a virtual meeting, so the city has developed a specific process in order to allow the public to provide comments while also ensuring that the meeting is conducted appropriately.

Steps to Register for Public Comment:

- You will need to register for public comment on the following link if you wish to participate. <https://waukesha-wi.gov/1907/Public-Comment>
- Provide the required information (First and Last name, E-mail address, address, phone number)
- City staff will review your registration. You will then be contacted by a City staff member by phone to verify your information.
- Once verified, you will receive an e-mail link for the meeting. When it is time for the meeting, you click on the provided link to join the meeting.
- The link you receive is unique to you. It cannot be forwarded or shared with others. Each person that would like to comment needs to complete their own registration.
- Registration must be submitted by 4PM on the day of the meeting start time to allow time for verification.

If you would prefer to not participate live in the meeting, you can submit comment at least one hour prior to the meeting by e-mailing CommDev@waukesha-wi.gov. You will need to include the specific meeting and item (from the list above) that your comment is for as well as your name and address. Your comment will be read live at the meeting during public comment. If you have any questions regarding this process, please contact 262-524-3671 during business hours.

