



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, February 23, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#22-3639](#) Minutes of the January 26, 2022 Plan Commission Meeting

Attachments: [Plan Commission Meeting Minutes -1-26-2022_DRAFT](#)
[Sign-In Sheet - Jan 26, 2022](#)

VI. Consent Agenda

[PC22-0204](#) Extra-territorial Certified Survey Map, Longview Development, 21725 & 21755 Longview Drive

Attachments: [CSM - Longview Development -21725 and 21755 Longview Dr.](#)

VII. Open Public Hearing

[PC22-0195](#) Conditional Use Permit - AV Mendez Landscaping, 537 Elizabeth Street - Operate a landscape business as a home industry

Attachments: [Cover Sheet - 537 Elizabeth St. Home Inudstry](#)
[AV Mendez Landscaping - summary letter and site plan](#)
[CU Permit Application_537 Elizabeth](#)
[Project Reviews - Conditional Use Permit for 537 Elizabeth St.](#)

Charlie Griffith

[PC22-0203](#) Conditional Use - White Stone Warriors Inc, 1444 S. West Ave, Unit B. Collection and storage of donated items used for nonprofit outreach.

Attachments: [White Stone Warriors- Conditional Use Permit Cover Letter](#)
[White Stone Warriors, 1444 S West Ave, Application for Dev. Review](#)
[White Stone Warriors, 1444 S West Ave, Unit B Cond. Use](#)

Robin Grams

[PC22-0205](#) Conditional Use Permit - 1201 Sentry Dr., Motor Vehicle Wholesale, Rhanz Auto. Request to operate a motor vehicle wholesale business in the M-1 zoning district.

Attachments: [Cover Sheet - Rhanz Auto](#)
[CU Permit Application 1201 Sentry Dr.](#)
[Project Reviews - Rhanz Auto 1201 Sentry Dr. 2-17-21](#)

Robin Grams

VIII. Action on Public Hearing

[PC22-0195](#) Conditional Use Permit - AV Mendez Landscaping, 537 Elizabeth Street - Operate a landscape business as a home industry

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[AV Mendez Landscaping - summary letter and site plan](#)
[CU Permit Application 537 Elizabeth](#)
[Project Reviews - Conditional Use Permit for 537 Elizabeth St.](#)

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[CU Permit Application 1201 Sentry Dr.](#)
[Project Reviews - Rhanz Auto 1201 Sentry Dr. 2-17-21](#)

Charlie Griffith

IX. Business Items

[PC22-0196](#) Tofte's Table Expansion, 344 W Broadway - Proposed restaurant and outdoor dining expansion into adjacent office building

Attachments: [2022-01-24_21100_PC-CoverLetter](#)
[2022-01-24_21100_PC Submittal](#)
[2022-02-16 Revised Elevations and Renderings](#)
[Cover Sheet - Tofte's Table Final Site Plan and Architectural Review](#)
[Project Reviews - Final SPAR for Tofte's Table Expansion. 2-17-22](#)
[Revised Elevations 2-17-22](#)

Charlie Griffith

[PC22-0197](#) HFO Storage Tank System, Firestone Building Products, 1245 Chapman Dr. - Installation of two horizontal bulk storage tanks

Attachments: [Firestone- HFO Storage Tanks Cover Letter](#)
[Firestone - HFO Storage Tank System - COVER LETTER for Minor Site Plan R](#)
[Firestone - HFO Storage Tank System - 21866 Partial Drawings - City of Wauke](#)
[Firestone - HFO Storage Tank System - Application of Minor Site Plan Review -](#)
[Firestone- HFO Storage Tanks Project Reviews](#)
[Gaco Western- Landscape Plan](#)
[SDS 1100](#)
[Typical Blowing Agent Reference Photos - Tank Skid](#)

Robin Grams

[PC22-0206](#) Land Use Plan - ProHealth Care, Inc., Waukesha Memorial - Request to amend the Land Use Plan on approximately 4.147 acres east and west of the Fairview Avenue ROW from high density residential use to government and institution use

Attachments: [Cover Sheet - Land Use Plan Amendment ProHealth WMH entrance drive](#)
[20411 CSM-Rezoning Exhibit](#)
[Colored Site Plan and Views](#)
[Petition for Amendintg Zoning Ordinance, Waukesha Memorial](#)
[Waukesha.Cover.Letter.Boulevard.1.19.2022](#)

Doug Koehler

[PC22-0202](#) Rezoning - ProHealth Care, Inc., Waukesha Memorial - Proposed Boulevard - Request to rezone 4.147 acres of land east and west of Fairview Avenue ROW from R-M1 Multifamily District to I-1 Institutional District

Attachments: [Cover Sheet - Rezoning ProHealth WMH entrance drive](#)
[Petition for Amending Zoning Ordinance, Waukesha Memorial](#)
[Petition for rezoning.signed notarized.01212022](#)
[REZONING LEGAL DESCRIPTION](#)
[20411 CSM-Rezoning Exhibit](#)

Doug Koehler

[PC22-0213](#) Street Vacation - ProHealth Care, Inc., Waukesha Memorial - Proposed Boulevard - Request to vacate Fairview Avenue ROW between Madison Street and Lawndale Avenue

Attachments: [Cover Sheet - Street Vacation - Fairview Ave., ProHealth WMH entrance drive](#)
[20411 CSM-Vacation Exhibit](#)
[Colored Site Plan and Views](#)
[Les Penden Fairview Street Vacation](#)

Doug Koehler

[PC22-0201](#) Certified Survey Map, ProHealth Care, Inc, Waukesha Memorial - Proposed Boulevard - Proposed one lot CSM on approximately 4.147 acres including the Fairview Avenue ROW and former residential lots east and west of the ROW

Attachments: [Cover Sheet - CSM ProHealth WMH entrance drive](#)
[20411 CSM](#)
[Colored Site Plan and Views](#)

Doug Koehler

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.