



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final

### Plan Commission

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Wednesday, April 22, 2020

6:30 PM

Virtual Meeting

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Direct link to the meeting for live stream:

<https://waukesha.legistar.com/Calendar.aspx>

Listen to the meeting live by calling 1-312-626-6799 and using Webinar ID: 981 2524 8917 Password: 250594

If you would like to participate in public comment for this meeting, you need to register by 4:00 pm on 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#20-0404](#) Minutes for the Meeting of March 25, 2020.

**Attachments:** [pcmn200325.pdf](#)

VI. Consent Agenda

*Approval with Staff comments and conditions.*

VII. Business Items

[PC20-0017](#) Waukesha School District, Dumpster Enclosures - Final Site Plan & Architectural Review for enclosures at Butler, Horning, and Les Paul Middle Schools.

**Attachments:** [School District of Waukesha Dumpster Enclosure Presentation.pdf](#)  
[DOC022620-02262020100852.pdf](#)  
[20\\_0310 Buchner Plan Com Imagery.pdf](#)  
[PrivacyLink-Cut-Sheet](#)

*Charlie Griffith*

[PC20-0025](#) Wynwood Condominium Association - Minor Site Plan & Architectural Review – Proposal for a new dumpster enclosure off of Racine Avenue, across from Springbrook North.

**Attachments:** [Plan Commission Application- Wyndwood.pdf](#)  
[Wyndwood Condos Revised Submission Combined](#)  
[Wynwood Condo Dept. Comments](#)  
[Wynwood Cover Sheet \(002\)](#)

*Charlie Griffith*

[ID#20-0406](#) St. Paul Apartments - Plan Commission Consultation - A proposed 114-unit apartment building along W. St. Paul Avenue, across from Fuller Street.

**Attachments:** [Mandel PC Conceptual Review Submission - 20200325.pdf](#)  
[St. Paul Apt. Dept. Comments](#)  
[St. Paul Apartments Cover Sheet](#)  
[St Paul Apartments Design Update\\_042020 Reduced](#)

*Charlie Griffith*

[PC19-0103](#)

Skyline Subdivision - Rezoning - Approximately 80 acres along the north side of Summit Avenue on the west side of the City (Downing Farm) from T-1 Temporary to RS-3 Single family.

**Attachments:**

[150PRP01-PREPLAT-SKYLINE\\_2019-12-23.pdf](#)  
[2019-12-23\\_Skyline-Comment Response\\_City Development Review.pdf](#)  
[28117\\_20200117\\_doa\\_REVISED\\_prelim\\_cert\\_letter.pdf](#)  
[28117\\_20200117\\_revised\\_prelim\\_cert\\_print.pdf](#)  
[94875 Geotech Report.pdf](#)  
[Downing \(2\) Petitions.pdf](#)  
[Downing-Skyline Subd. Preliminary Plat & Rezoning App. Petitions. 09.23.....pdf](#)  
[Final Waukesha Skyline Development TIA 1-23-2020.pdf](#)  
[Heartland Wetland Report\\_DowningFarm\\_072619.pdf](#)  
[PRELIM CIVIL SKYLINE\\_2019-12-23.pdf](#)  
[Prelim Plat Checklist\\_Skyline\\_2019-12-23.pdf](#)  
[PRELIM SITE PLAN SKYLINE\\_2019-12-13.pdf](#)  
[SKYLINE- Evaluation Summary 12.23.19.pdf](#)  
[SKYLINE- Previous Application Prelim. Plat & Rezoning.pdf](#)  
[Skyline Rezoning Exhibit.pdf](#)  
[150PRP01-PREPLAT-SKYLINE\\_2019-12-23.pdf](#)  
[94875 GEO Report-SKYLINE.pdf](#)  
[PRELIM CIVIL SKYLINE\\_2020-02-19.pdf](#)  
[Skyline Rezoning Exhibit.pdf](#)  
[Skyline-Prelim Plat Checklist\\_2020-02-19.pdf](#)  
[Skyline-Stormwater Memo.pdf](#)  
[Skyline Rezoning Dept. Comments](#)  
[Skyline Rezoning Cover Sheet](#)  
[Stormwater Memo\\_REVISED\\_Skyline](#)

*Doug Koehler*

PC19-0111

Skyline Subdivision - Preliminary Site Plan & Architectural Review - 156 single-family lots on approximately 80 acres along the north side of Summit Avenue on the west side of the City (Downing Farm).

**Attachments:**

[150PRP01-PREPLAT-SKYLINE\\_2019-12-23.pdf](#)  
[2019-12-23\\_Skyline-Comment Response\\_City Development Review.pdf](#)  
[28117\\_20200117\\_doa\\_REVISED\\_prelim\\_cert\\_letter.pdf](#)  
[28117\\_20200117\\_revised\\_prelim\\_cert\\_print.pdf](#)  
[94875\\_Geotech\\_Report.pdf](#)  
[Downing \(2\) Petitions.pdf](#)  
[Downing-Skyline Subd. Preliminary Plat & Rezoning App. Petitions. 09.23.....pdf](#)  
[Final Waukesha Skyline Development TIA 1-23-2020.pdf](#)  
[Heartland Wetland Report\\_DowningFarm\\_072619.pdf](#)  
[PRELIM CIVIL SKYLINE\\_2019-12-23.pdf](#)  
[Prelim Plat Checklist\\_Skyline\\_2019-12-23.pdf](#)  
[PRELIM SITE PLAN SKYLINE\\_2019-12-13.pdf](#)  
[SKYLINE- Evaluation Summary 12.23.19.pdf](#)  
[SKYLINE- Previous Application Prelim. Plat & Rezoning.pdf](#)  
[Skyline Rezoning Exhibit.pdf](#)  
[150PRP01-PREPLAT-SKYLINE\\_2019-12-23.pdf](#)  
[94875 GEO Report-SKYLINE.pdf](#)  
[PRELIM CIVIL SKYLINE\\_2020-02-19.pdf](#)  
[Skyline Rezoning Exhibit.pdf](#)  
[Skyline-Prelim Plat Checklist\\_2020-02-19.pdf](#)  
[Skyline-Stormwater Memo.pdf](#)  
[Skyline SPAR Dept. Comments](#)  
[Skyline Pre SPAR Cover Sheet](#)  
[Stormwater Memo\\_REVISED\\_Skyline](#)

*Doug Koehler*

[PC19-0102](#)

Skyline Subdivision - Preliminary Plat - 156 single-family lots on approximately 80 acres along the north side of Summit Avenue on the west side of the City (Downing Farm).

**Attachments:**

[150PRP01-PREPLAT-SKYLINE\\_2019-12-23.pdf](#)  
[2019-12-23\\_Skyline-Comment Response\\_City Development Review.pdf](#)  
[28117\\_20200117\\_doa\\_REVISED\\_prelim\\_cert\\_letter.pdf](#)  
[28117\\_20200117\\_revised\\_prelim\\_cert\\_print.pdf](#)  
[94875\\_Geotech\\_Report.pdf](#)  
[Downing \(2\) Petitions.pdf](#)  
[Downing-Skyline Subd. Preliminary Plat & Rezoning App. Petitions. 09.23.....pdf](#)  
[Final Waukesha Skyline Development TIA 1-23-2020.pdf](#)  
[Heartland Wetland Report\\_DowningFarm\\_072619.pdf](#)  
[PRELIM CIVIL\\_SKYLINE\\_2019-12-23.pdf](#)  
[Prelim Plat Checklist\\_Skyline\\_2019-12-23.pdf](#)  
[PRELIM SITE PLAN\\_SKYLINE\\_2019-12-13.pdf](#)  
[SKYLINE- Evaluation Summary 12.23.19.pdf](#)  
[SKYLINE- Previous Application Prelim. Plat & Rezoning.pdf](#)  
[Skyline Rezoning Exhibit.pdf](#)  
[150PRP01-PREPLAT-SKYLINE\\_2019-12-23.pdf](#)  
[94875 GEO Report-SKYLINE.pdf](#)  
[PRELIM CIVIL\\_SKYLINE\\_2020-02-19.pdf](#)  
[Skyline Rezoning Exhibit.pdf](#)  
[Skyline-Prelim Plat Checklist\\_2020-02-19.pdf](#)  
[Skyline-Stormwater Memo.pdf](#)  
[Skyline Plat Dept. Comments](#)  
[Skyline Plat Cover Sheet](#)  
[Stormwater Memo\\_REVISED\\_Skyline](#)

*Doug Koehler*

[PC20-0024](#) Fox Run New Developmet - PUD Final Site Plan & Architectural Review – Final site plans for the new Fox Run redevelopment at Sunset Drive and W. St. Paul Avenue.

**Attachments:** [19-9043 Fox Run SWMP full.pdf](#)  
[19-9043 PLAN SET 2020-03-30.pdf](#)  
[9043 Comment Response 3-30-2020.pdf](#)  
[9043 Storm Sewer Calculations 3-27-2020.pdf](#)  
[20116L1-L1.0.pdf](#)  
[Application.pdf](#)  
[ES01.pdf](#)  
[Fox Run Engineering plan checklist \(1\).pdf](#)  
[Fox Run Engineering plan checklist.pdf](#)  
[Fox Run Redevelopment CSM 20-0226 \(1\).pdf](#)  
[Fox Run Redevelopment CSM\\_20-0226.pdf](#)  
[Fox Run Zoning Change Narrative \(1\).pdf](#)  
[Fox Run Zoning Change Narrative.pdf](#)  
[Phase II EA Report of Results - 01142020 \(1\).pdf](#)  
[Phase II EA Report of Results - 01142020.pdf](#)  
[REVISED Fox Run Redevelopment CSM\\_20-0330.pdf](#)  
[COLORED SITE PLAN.pdf](#)  
[20116L1-L2.0](#)  
[Fox Run \(April\) Dept. Comments](#)  
[Fox Run PUD Final SPAR Cover Sheet](#)  
[blow up landscape plan](#)  
[overall landscape plan](#)  
[20116L1-L2.0](#)

*Doug Koehler*

[ID#20-0459](#) Plan Commission Consultation - 200 Delafield Street – Proposal for a 78-unit Senior Housing development, across from City Hall, 200 Delafield Street

**Attachments:** [Preliminary Site Plan and Architectural Submittal 2020-04-02](#)  
[Zoning letter 04-14-2020](#)  
[200 Delafield Street Dept. Comments](#)  
[200 Delafield Street Consultation Cover Sheet](#)

*Doug Koehler*

## 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.

### 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](mailto: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.

