



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, December 11, 2019

6:30 PM

Council Chambers, City Hall
Use upper level doors off Buena Vista Ave.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#19-1412](#) Minutes for the meeting of November 13, 2019.

VI. Consent Agenda

Approval with Staff comments and conditions.

VII. Open Public Hearing

[PC19-0125](#) Public Hearing: Hughes Automotive, 1711 Arthur Court - Conditional Use Permit

Attachments: [Hughes Auto Application.pdf](#)
[Hughes Business Plan.pdf](#)
[Official Hughes Automotive Narrative .pdf](#)
[Hughes Auto Dept. Comments.pdf](#)
[Hughes Auto Cover Sheet.pdf](#)

Robin Grams

[PC19-0130](#) Public Hearing: Waukesha Civic Theatre, 270 W. Main Street - Conditional Use Permit

Attachments: [Conditional Use Permit.pdf](#)
[Waukesha Civic Theatre Dept. Comments.pdf](#)
[Civic Theatre Cover Sheet.pdf](#)

Doug Koehler

VIII. Action on Public Hearing

[PC19-0134](#) Action: Hughes Automotive, 1711 Arthur Court - Conditional Use Permit

[PC19-0135](#) Action: Waukesha Civic Theatre, 270 W. Main Street - Conditional Use Permit

Attachments: [Aerial zoom.pdf](#)
[aerial.pdf](#)
[Conditional Use Permit.pdf](#)
[Conditional Use Permit1.pdf](#)

IX. Business Items

[PC19-0113](#) Abbott Company, 1413 Pearl Street - Minor Site Plan & Architectural Review

Attachments: [Waukesha Planning Dept Abbott.pdf](#)
[Abbott survey.pdf](#)
[Abbott floor plans, elevations.pdf](#)
[Abbott Co. Dept. Comments.pdf](#)
[Abbott Co. Cover Sheet.pdf](#)

Robin Grams

[PC19-0126](#) Sunset Crossings - Preliminary Site Plan & Architectural Review

Attachments: [02-Sunset Outlot Cover letter.pdf](#)
[03-Sunset Waukesha CSM.pdf](#)
[04-Sunset Crossings Waukesha - Declaration of Covenants Conditions and Res](#)
[05-Sunset Outlot Civil-Landscape plans.pdf](#)
[06-Sunset Outlot ARCHITECTURAL PLAN - ELEVATION.pdf](#)
[07-Sunset Outlot building lighting.pdf](#)
[Sunset Crossings Dept. Comments.pdf](#)
[Sunset Crossings PRE SPAR Cover Sheet.pdf](#)

Robin Grams

[PC19-0128](#) Sunburn Enterprises, Corporate Drive - Preliminary Site Plan & Architectural Review

Attachments: [Architecture.pdf](#)
[Civil.pdf](#)
[Landscape.pdf](#)
[Lighting.pdf](#)
[COLOR EXTERIOR ELEVATIONS 11.21.2019_LR.pdf](#)
[PC Narrative 11.12.2019.pdf](#)
[RTU LOCATIONS.pdf](#)
[Transformer Location.pdf](#)
[Sunburn Enterprises Dept. Comments.pdf](#)
[Sunburn Cover Sheet.pdf](#)

Robin Grams

[ID#19-1610](#) Nissen Staffing, 801 N. Barstow - Sign Appeals

Attachments: [801 N. Barstow Sign Permit 11-13-19.pdf](#)
[801 N. Barstow, Nissen Staffing - APPEAL.pdf](#)
[Nissen Staffing Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0122](#) Boucher, 1531 E. Moreland Blvd. - Minor Site Plan & Architectural Review

Attachments: [Boucher West Photo - Permit Set PDF.pdf](#)
[Site Plan.pdf](#)
[Colored Elevation 24x36.pdf](#)
[Boucher Pick N Save Model \(1\).pdf](#)
[Boucher Dept. Comments.pdf](#)
[Lighting cut sheet.pdf](#)
[Boucher Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0117](#) School District of Waukesha, South High School, 401 E. Roberta Drive - Final Site Plan & Architectural Review

Attachments: [SDW_Development Review_South HS_19-1211.pdf](#)
[Lighting.pdf](#)
[SOUTH SITE PHOTOMETRIC.PDF](#)
[South High School Dept. Comments.pdf](#)
[South High School Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0118](#) School District of Waukesha, Butler Middle School, 310 N. Hine Avenue -
Final Site Plan & Architectural Review

Attachments: [SDW_Application_Butler MS_19-1211.pdf](#)
[SDW_Arch_ButlerMS_19-1211.pdf](#)
[SDW_Civil Set_Plan Commission_Butler MS_19-1112.pdf](#)
[SDW_Color LSP_Butler_19-1211.pdf](#)
[SDW_Cover Letter_Butler MS19-1211 .pdf](#)
[SDW_SWMP Reprot_Butler MS_19-1112.pdf](#)
[Lighting.pdf](#)
[BUTLER SITE PHOTOMETRIC.PDF](#)
[Butler Middle School Dept. Comments.pdf](#)
[Butler Middle School Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0119](#) School District of Waukesha, Les Paul Middle School, 325 Carroll Street -
Final Site Plan & Architectural Review

Attachments: [SDW_Development Review_19-1211_Les Paul MS.pdf](#)
[Lighting.pdf](#)
[LES SITE PHOTOMETRIC.PDF](#)
[Les Paul Middle School Dept. Comments.pdf](#)
[Les Paul Middle School Cover Sheet.pdf](#)
[3353_Waukesha SD_Les Paul Central MS_Elevation 19-1210.pdf](#)
[Les Paul.jpg](#)
[Butler Middle School Revised Civil Plans 12-11-19.pdf](#)
[Les Paul Middle School Revised Civil Plans 12-11-19.pdf](#)

Charlie Griffith

[PC19-0120](#) School District of Waukesha, Horning Middle School, 2000 Wolf Road -
Final Site Plan & Architectural Review

Attachments: [SDW_Development Review_Hornig MS_19-1211.pdf](#)
[Lighting.pdf](#)
[HORNING SITE PHOTOMETRIC.PDF](#)
[Horning Middle School Dept. Comments.pdf](#)
[Horning Middle School Cover Sheet.pdf](#)

Charlie Griffith

[PC19-0123](#) Prairie Song Villas, Summit & Prairie Song Drive - Planned Unit Development and Final Site Plan & Architectural Review

Attachments: [2019-11-11_Prairie Song Villas_Checklists.pdf](#)
[2019-11-11_PRAIRIE SONG VILLAS_CIVIL PLANS.pdf](#)
[2019-11-11_Prairie Song Villas_Response Letter.pdf](#)
[2019-11-11_SWMP_Villas at Prairie Song.pdf](#)
[Prairie Song Villas Final Site Plan Review Application 11.11.19.pdf](#)
[Prairie Song Villas Landscape Plans-Site Units 1, 5 & 6 11.11.19.pdf](#)
[STM SYSTEM_1-10.pdf](#)
[STM SYSTEM_15-18.pdf](#)
[STM SYSTEM_20-21.pdf](#)
[Prairie Song Villas_Bldg. Plans Submittal Set 11.11.19.pdf](#)
[Prairie Song Villas \(Final\) Dept. Comments.pdf](#)
[Prairie Song Villas FINAL Cover Sheet.pdf](#)
[IMG_8413.jpg](#)
[RESEARCH_PRAIRIE SONG VILLAS-Layout1.pdf 12-5-2019 no colored tree.r](#)

Doug Koehler

[PC19-0124](#) Prairie Song Courtyards - Planned Unit Development and Final Site Plan & Architectural Review

Attachments: [2019-11-11_COURTYARDS AT PRAIRIE SONG_CHECKLIST A.pdf](#)
[2019-11-11_COURTYARDS AT PRAIRIE SONG_CHECKLIST B-D, H.pdf](#)
[2019-11-11_COURTYARDS AT PRAIRIE SONG_SWMP.pdf](#)
[2019-11-11_PRAIRIE SONG COURTYARDS_CIVIL PLANS.pdf](#)
[2019-11-11_Prairie Song Courtyards_Response Letter .pdf](#)
[2019-11-11_Prairie Song Courtyards_Transmittal.pdf](#)
[COURTYARDS STM SYSTEM.pdf](#)
[Prairie Song Courtyard Bldg. Submittal Set 4 & 6 Unit Townhomes.pdf](#)
[Prairie Song Courtyards Final Landscape Plans- Site & Bldgs..pdf](#)
[Prairie Song Courtyards Final Site Plan Application 11.11.19.pdf](#)
[Prairie Song Courtyards \(Final\) Dept. Comments.pdf](#)
[Prairie Song Courtyards FINAL Cover Sheet.pdf](#)
[CIVIL_PRAIRIE SONG VILLAS_PROPOSED SITE PLAN_22x34 C1.2_PROPC](#)
[Courtyards- Site Plan With Correct Bldg. Elevations.pdf](#)

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.