



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final

### Plan Commission

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Wednesday, June 12, 2019

6:30 PM

Council Chambers, City Hall  
Use lower level glass door.

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#19-0530](#) Minutes for the Meeting of May 22, 2019.

**Attachments:** [pcmn190522.pdf](#)  
[PC 5-22-19 Sign In Sheet.pdf](#)

VI. Consent Agenda

*Approval with Staff comments and conditions.*

VII. Business Items

[PC19-0043](#)

The Reserve at Waukesha, Rezoning with PUD - Review a request to rezone the properties at 313 Bank Street, 210 Bank Street, a portion of 151 E. St. Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue from B-2, Central Business District to B-2 (PUD), Central Business District Planned Unit Development. This PUD will allow for the construction of a mixed-use development that will include residential, commercial, and park uses.

**Attachments:**

[Attachment A - Application for Development Review.pdf](#)  
[Reserve at Waukesha - Building and Site Data Sheet.pdf](#)  
[Reserve At Waukesha - Building Elevations.pdf](#)  
[Reserve at Waukesha - Cover Letter.pdf](#)  
[Reserve at Waukesha PROPERTY EXHIBIT COLOR.pdf](#)  
[Reserve at Waukesha - Site Plan Review Complete Civil Set.pdf](#)  
[Reserve at Waukesha - Storm Water Report - COMPLETE.pdf](#)  
[Reserve at Waukesha Rezoning Petition.pdf](#)  
[The Reserve Rezoning w PUD Cover Sheet.pdf](#)

*Jeff Fortin*

[PC19-0044](#)

The Reserve at Waukesha, Certified Survey Map - Review a four (4) lot certified survey map for the properties at 313 Bank Street, 210 Bank Street, a portion of 151 E. St. Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue.

**Attachments:**

[CSM 190510.pdf](#)  
[Reserve at Waukesha PROPERTY EXHIBIT COLOR.pdf](#)  
[The Reserve CSM Cover Sheet.pdf](#)

*Jeff Fortin*

[PC19-0045](#) The Reserve at Waukesha, Preliminary Site Plan & Architectural Review with PUD - Plans for a multi-story mixed use building that will include 186 residential units, indoor parking and ground level commercial space for the properties located at 313 Bank Street, 210 Bank Street, a portion of 151 E. St. Paul Avenue, and the property at the southwest corner of NW Barstow Street and E. St. Paul Avenue.

**Attachments:** [Attachment A - Application for Development Review.pdf](#)  
[Reserve at Waukesha - Building and Site Data Sheet.pdf](#)  
[Reserve At Waukesha - Building Elevations.pdf](#)  
[Reserve at Waukesha - Cover Letter.pdf](#)  
[Reserve at Waukesha PROPERTY EXHIBIT COLOR.pdf](#)  
[Reserve at Waukesha - Site Plan Review Complete Civil Set.pdf](#)  
[Reserve at Waukesha -Storm Water Report - COMPLETE.pdf](#)  
[The Reserve Pre SPAR Cover Sheet.pdf](#)

*Jeff Fortin*

[PC19-0052](#) Riverwalk Apartments, 800-810 Riverwalk Drive - Planned Unit Development Amendment

**Attachments:** [Riverwalk Apartments PUD Agreement.pdf](#)  
[Riverwalk Apts Cover Sheet.pdf](#)

*Jeff Fortin*

[PC19-0049](#) Avid Hotel - Street Vacation

**Attachments:** [Street Vacation.pdf](#)  
[Avid Hotel Street Vacation Cover Sheet.pdf](#)

*Doug Koehler*

[PC19-0050](#) Avid Hotel - Certified Survey Map

**Attachments:** [2019-05-15 Avid - 18-8713A CSM.pdf](#)  
[Avid Hotel CSM Cover Sheet.pdf](#)

*Doug Koehler*

[PC19-0046](#) Avid Hotel - Final Site Plan & Architectural Review

**Attachments:**

[Checklist.pdf](#)

[2019-05-13 Architectural Plans - AVID.pdf](#)

[2019-05-13 Presentation.pdf](#)

[18-8713A C-100 Demolition 2019-05-10.pdf](#)

[18-8713A C-101 Pave ID 2019-05-10.pdf](#)

[18-8713A C-102 Eros Control 2019-05-10.pdf](#)

[18-8713A C-103 Grading 2019-05-10.pdf](#)

[18-8713A C-104 Utility 2019-05-10.pdf](#)

[18-8713A C-105 Details 2019-05-10.pdf](#)

[18-8713A C-106 Details 2019-05-10.pdf](#)

[18-8713A C-107 Details 2019-05-10.pdf](#)

[18-8713A C-108 Details 2019-05-10.pdf](#)

[18-8713A C-109 Details 2019-05-10.pdf](#)

[18-8713A C-110 Details 2019-05-10.pdf](#)

[Avid 2019-5-10 SWMP.pdf](#)

[Checklist Development-Handbook-2019.pdf](#)

[Response to City Comments \(2019-05-10\).pdf](#)

[2019-05-13 BW Landscape PlanAvid Hotel.pdf](#)

[2019-05-13 Colored Landscape PlanAvid Hotel.pdf](#)

[Avid Hotel Wet Pond Letter 190501.pdf](#)

[Easement Letter.pdf](#)

[2019-05-13 Cover Letter.pdf](#)

[Avid Hotel Final SPAR Cover Sheet.pdf](#)

*Doug Koehler*

[PC19-0014](#) City of Waukesha, 201 Delafield Street - Revision to Final Site Plan & Architectural Review

**Attachments:**

[100 - CITY SUBMITTAL - SITE LIGHTING PLAN.pdf](#)

[101 - CITY SUBMITTAL - PHOTOMETRICS.pdf](#)

[102 - CITY SUBMITTAL - SITE LIGHTING & PHOTOMETRICS AT PARKING G](#)

[200.CD - Demolition Plan.pdf](#)

[210.CS - Site Plan.pdf](#)

[220.CG - Grading Plan.pdf](#)

[230.CU - Utility Plan.pdf](#)

[240.LP - Landscape Plan.pdf](#)

[City Submittal\\_Light Fixture Selections.pdf](#)

[Waukesha City Hall 2019-03-21 Planning Comm Presentation.pdf](#)

[6-12-19 Revised Final SPAR City Hall Cover Sheet.pdf](#)

**Legislative History**

3/27/19

Plan Commission

approved with conditions

## 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.