



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, April 26, 2023

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#23-6392](#) Minutes of March 22, 2023

Attachments: [PC Minutes 3-22-2023](#)
[Sign In Sheet 3-22-2023](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC23-0382](#) Certified Survey Map - LaCasa De Esperanza, Inc - Arcadian Avenue/Pleasant Street - Proposed one lot CSM to combine 5.1402 acres of land now under La Casa de Esperanza ownership between Arcadian Avenue and E Broadway west of the railroad tracks.

Attachments: [Cover Sheet - CSM - LaCasa de Esperanza](#)
[Certified Survey Map](#)
[Department Comments](#)

Doug Koehler

[PC23-0383](#) Minor Site Plan & Architectural Review - 2205 Silvernail Rd - Good Harvest Market - A request from Good Harvest Market to approve plans for a proposed covered patio space behind the building at 2205 Silvernail Road.

Attachments: [Cover Sheet - Minor SPAR - 2205 Silvernail Road](#)
[Application for Addition](#)
[Beer Garden Addition Notes and photos for application-Final](#)
[C400 - Grading Plan](#)
[Project Reviews- 2205 Silvernail](#)

Robin Grams

VII. Open Public Hearing

[PC23-0388](#) Conditional Use Permit - 1631 Arcadian Ave, Tire Tech - Conditional Use Permit- Request to operate a used/ scrap tire collection and transfer site at 1631 Arcadian Avenue (formerly located at 1505 Arcadian).

Attachments: [Cover Sheet - Tire Tech plus CDI](#)
[1631 Arcadian - Plan of operation outline](#)
[1631 Arcadian - Tire Tech Conditional Use Permit application](#)
[International Fire Code Chapter 34 - Tire Storage](#)
[Tire Tech Building Plans and Renderings](#)
[Tire Tech fire hydrant plans](#)
[Tire Tech Site Plans](#)
[Project Reviews CU23-00004](#)

Charlie Griffith

VIII. Action on Public Hearing

[PC23-0388](#) Conditional Use Permit - 1631 Arcadian Ave, Tire Tech - Conditional Use Permit- Request to operate a used/ scrap tire collection and transfer site at 1631 Arcadian Avenue (formerly located at 1505 Arcadian).

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[Tire Tech Site Plans](#)
[Project Reviews CU23-00004](#)

Charlie Griffith

IX. Business Items

[PC23-0386](#) Final Site Plan & Architectural Review - 3114 N. Grandview Blvd - GE Healthcare - Trout Patient Care Solutions – Proposed changes to the south, east and north facades of the GE Health care Trout Building at 3114 N. Grandview Blvd. along with improvements to the parking lot, landscaping and a new patio.

Attachments: [Cover Sheet -Final SPAR - 3114 N Grandview GE Healthcare - Application for Development Review](#)
[Department Comments - GE Healthcare Trout building](#)
[Dwgs 2023 0320 Site and Arch Plans](#)
[GEHC Trout PCS Cover Letter 2023 320](#)

Doug Koehler

[PC23-0384](#) Minor Site Plan & Architectural Review - 425 E. Broadway – Proposed 630 sq. ft. residential addition to the second floor of the building at 425 E. Broadway.

Attachments: [Cover Sheet Minor SPAR - 425 E Broadway](#)
[425 E Broadway Planning App-1](#)
[425 E. Broadway - PHASE 2 - REV. STATE REVIEW 2.24.2023](#)
[PHASE 2 - 425 E. BROADWAY - STRUCTURAL CALC 2.24.2023](#)
[Waukesha Phase 2 Application](#)

Robin Grams

[PC23-0385](#) Final Site Plan & Architectural Review - 1217 S. Grandview Blvd - Badgerland Lawn & Landscaping, Inc. - Proposed site plan and grading changes to address storm water runoff issues at 1217 S. Grandview Blvd

Attachments: [Cover Sheet - Final SPAR - Badgerland Landscaping 1217 S Grandview](#)
[Survey 6-27-22](#)
[Badgerland Cover Sheet](#)
[Badgerland Survey with proposed changes](#)
[Project Reviews SPAR23-00010](#)

Charlie Griffith

[PC23-0387](#) Minor Site Plan & Architectural Review - 701 Northview Road, Humane Animal Welfare Society - Proposed replacement of a recently damaged 10' x 10' shed at the SE corner of the building and a new fenced in dog play area at the NE corner of the building at 701 Northview Road.

Attachments: [Cover Sheet - Minor SPAR - 701 Northview Road](#)
[Site Plan](#)
[Elevations and Architectural Plans](#)
[Enclosed Area](#)
[Plan Commission Application](#)
[Project Correspondence](#)
[Project Review- 701 Northview](#)
[Satellite Image HAWS NE Corner edited](#)

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[PC23-0389](#) Final Site Plan & Architectural Review - Executive Place - Sky High Marketing – Proposed new 38,960 sq. ft. building for office, warehouse, and production space, with potential for future expansion, to be located on a 11.8-acre parcel at the south end of Executive Place.

Attachments: [Cover Sheet -Final SPAR - Sky High Marketing Executive Place](#)
[Sky High Marketing - PC SUBMITTAL - COMBINED SET](#)
[Sky High Marketing - PC LIGHTING SUBMITTAL - 2023-02-20](#)
[Department Comments Final SPAR Sky High Marketing -Revised](#)

Doug Koehler

[PC23-0390](#)

Minor Site Plan & Architectural Review - 1505 E. Racine Ave - Hop N Shop - Proposed remodel of the existing service station at 1505 E. Racine Avenue to incorporate the current mechanic shop into new retail space with minor exterior improvements.

Attachments:

[Cover Sheet Minor SPAR - 1505 E Racine Avenue](#)

[Hop N Shop Plan Commission Set 2023.4.3](#)

[4018 AS01 Architectural Site Plan](#)

[4018 A200 Elevations](#)

[4018 A201 Elevations](#)

[AAi Cover](#)

[Hop N Shop Minor Site Plan and Architectural Review Application](#)

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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.