



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, May 28, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#25-00679](#) Minutes of April 23, 2025

Attachments: [PC Minutes - Draft 4-23-2025](#)
[Sign In Sheet - 4-23-2025](#)

[ID#25-00950](#) Minutes of May 14, 2025

Attachments: [PC Minutes - Draft 5-14-2025](#)
[Sign In Sheet - 5-14-2025](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC25-0049](#)

Final Site Plan & Architectural Review - 2781 Aviation Drive, A request from Oliver Construction to approve final site plan and architectural review for a new aircraft hangar at the Waukesha County Airport under the A-1 Airport District.

Attachments:

[City of Waukesha Cover Sheet - Plan Commission 2781 Aviation Dr](#)
[2781 Aviation Drive- Project Reviews](#)
[UTILITY PLAN - WAH LLC PRIVATE AIRCRAFT HANGAR - 2781 AVIATION D](#)
[Application for Development Review and Checklist - WAH LLC PRIVATE AIRCRAFT](#)
[D985.24 WAH PRIVATE HANGAR COVER LETTER](#)
[ELEVATIONS AND ARCHITECTURAL PLANS - WAH LLC PRIVATE AIRCRAFT](#)
[EROSION CONTROL PLAN - WAH LLC PRIVATE AIRCRAFT HANGAR - 2781](#)
[EXISTING CONDITIONS - WAH LLC PRIVATE AIRCRAFT HANGAR - 2781 A](#)
[GRADING PLAN - WAH LLC PRIVATE AIRCRAFT HANGAR - 2781 AVIATION](#)
[PLAN COMMISSION SUBMISSION - WAH LLC PRIVATE AIRCRAFT HANGAR](#)
[SITE PLAN - WAH LLC PRIVATE AIRCRAFT HANGAR - 2781 AVIATION DR -](#)
[SITE PLAN DETAILS - WAH LLC PRIVATE AIRCRAFT HANGAR - 2781 AVIA](#)

Robin Grams

[PC25-0046](#)

Certified Survey Map - 1300 S. Grand Avenue, Bridge Church - A request from Bridge Church to approve a 7.2801-acre one lot CSM at 1300 S Grand Avenue in the I-1 Institutional District.

Attachments:

[City of Waukesha Cover Sheet - Plan Commission 1300 S Grand Avenue](#)
[City Department Review Comments CSM 1300 S Grand Ave](#)
[CSM MSA Comments 05-12-2025](#)
[Application for Development Review](#)
[CSM](#)

Doug Koehler

VII. Public Hearing

[PC25-0043](#)

Conditional Use Permit - 400 S. West Avenue, Total Flex Gym. – A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

Attachments:

[City of Waukesha Cover Sheet- Plan Commission, 400 S West Ave](#)
[City Department Review Comments CU 400 S West Ave](#)
[Conditional Use Permit Application, 400 S West Ave](#)

Robin Grams

VIII. Action on Public Hearing

[PC25-0043](#)

Conditional Use Permit - 400 S. West Avenue, Total Flex Gym. – A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

Attachments:

[City of Waukesha Cover Sheet- Plan Commission, 400 S West Ave](#)

[City Department Review Comments CU 400 S West Ave](#)

[Conditional Use Permit Application, 400 S West Ave](#)

Robin Grams

IX. Business Items

[PC25-0040](#)

Final Site Plan & Architectural Review - 725 American Avenue, Waukesha Memorial Hospital - A request from Pro Health Care to approve final site plan and architectural review for a 14,000 sq. ft. roof addition to accommodate Surgical Support Spaces and Shell Space at Waukesha Memorial Hospital under the I-1 Institutional District

Attachments:

[City of Waukesha Cover Sheet - Plan Commission 725 American Avenue](#)

[City Department Review Comments- Final SPAR 725 American WMH](#)

[Project Description Memo-ProHealth Care IPS Project 725 American Avenue /](#)

[20250512_MSA REVIEW](#)

[Application-ProHealth Care IPS Project 725 American Avenue April 28 2025](#)

[Drawings-ProHealth Care IPS Project 725 American Avenue April 28 2025](#)

Doug Koehler

[PC25-0042](#)

Final Site Plan & Architectural Review - 840 W Sunset Drive, Culver's – A request from Culver's to approve final site plan and architectural review for a second drive thru order station along with a new canopy on the west side of the building and interior remodeling at 840 W Sunset Drive in the MM-1 Mixed Use Industrial District.

Attachments:

[City of Waukesha Cover Sheet - Plan Commission 840 W Sunset Dr](#)

[Culvers, 840 w Sunset- Project Reviews](#)

[1.0 City Transmittal - Culvers - Sunset Drive - Waukesha - 250428](#)

[2.0 Culvers Frozen Custard - Remodel - City PC Application](#)

[3.0 Culvers Frozen Custard - Remodel - Project Narrative](#)

[4.0 Culvers Frozen Custard - Remodel - City Checklist](#)

[5.0 1137-001 - Culvers - Sunset Drive - Prelim Civils 2025-04-28](#)

[6.0 24-173 Culver's Waukesha-Sunset Renderings \(4-28-25\)](#)

Robin Grams

PC25-0045

Minor Site Plan & Architectural Review - 818 W. St. Paul Avenue, Las Cazuelas Restaurant – A request to add a new concrete walkway and accessible entrance along with interior improvements to the building at 818 W St Paul Avenue in the B-3 General Business District.

Attachments:

[City of Waukesha Cover Sheet - 818 S. West Ave.](#)

[Project Staff Reviews - SPAR25-00012 5-19-25](#)

[SPAR25-00012-MSA Review Letter \(General Engineering Comments\)](#)

[Railing Sample Photo, 818 W. St. Paul Ave. Las Cazuelas Restaurant, 5-19-25](#)

[Revised Site Plan, 818 W. St. Paul Ave. Las Cazuelas Restaurant - 5-19-25](#)

Charlie Griffith

PC25-0050

Final Site Plan & Architectural Review - 2101 Airport Road, – A request from Watts Up Engineering to approve final site plan and architectural review for the installation of a ground mounted solar array on the east side of the lot at 2101 Airport Road under the M-3 Limited Business and Industrial Park District.

Attachments:

[City of Waukesha Cover Sheet - 2101 Airport Rd](#)

[Project Staff Reviews - SPAR25-00014 5-19-25](#)

[SPAR25-00014 - MSA REVIEW LETTER \(General Engineering Comments\)](#)

[Project Description - Grayline LLC, 2101 Airport Rd, April 30, 2025](#)

[Site Plans - Grayline LLC, 2101 Airport Rd, April 30, 2025](#)

[Solar Array Plans - Grayline LLC, 2101 Airport Rd, April 30, 2025](#)

Charlie Griffith

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. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).