



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, December 9, 2020

6:30 PM

Virtual Meeting

Direct link to the meeting for live stream: <https://waukesha.legistar.com/Calendar.aspx>

Listen to the meeting live by calling 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 932 0628 7125

Password: 164599

If you would like to participate in public comment for this meeting, you need to register by 4:00 PM 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#20-1317](#)

Minutes for the Meeting of November 18, 2020.

Attachments:

[pcmn201118](#)

VI. Consent Agenda

Approval with Staff Comments and Conditions.

[PC20-0094](#) Living Word Lutheran Church, 3140 Saylesville Road, Minor Site Plan & Architectural Review – The Church is requesting to remove the dumpster enclosure from the approved plans and replace it with a storage building in the northwest corner of the parking lot to be constructed in the future. Until then, they intend to store all garbage, recyclables etc. inside the church.

Attachments: [Color-scans0411](#)
[20201202_094932](#)
[Living Word Lutheran Church Plan](#)
[Color-scans0412](#)
[Living Word Lutheran Church Cover Sheet](#)
[Living Word Lutheran Church Dept Comments](#)

Doug Koehler

Legislative History

11/18/20 Plan Commission held

[PC20-0112](#) Sunset Drive Health Center, Certified Survey Map – Proposed one lot CSM encompassing 4.66 acres southwest of the W. Sunset Drive/W. St. Paul Avenue intersection.

Attachments: [2020-11-13-13-28-23](#)
[2020-11-13-13-28-37](#)
[Sunset Drive Health Center Cover Sheet](#)
[Sunset Drive Health Center Dept. Comments](#)

Robin Grams

[PC20-0113](#) Kwik Trip #373, 1809 W. St. Paul Avenue, Minor Site Plan & Architectural – Proposed addition for a walk-in cooler at the rear of the building.

Attachments: [Cover Letter](#)
[373 Elevation 1 Rendered](#)
[373 Elevation 2 Rendered](#)
[373 Floor Plan-Demo](#)
[373 Floor Plan-Remodel](#)
[373 Site Plan-Demo](#)
[373 Site Plan-Remodel](#)
[Kwik Trip #373 Cover Sheet](#)
[Kwik Trip #373 Dept. Comments](#)

Robin Grams

[PC20-0118](#) Kwik Trip #436, 924 Fleetfoot Drive, Minor Site Plan & Architectural Review - Proposed addition for a walk-in cooler at the rear of the building.

Attachments: [Cover Letter](#)
[436 Elevation 1 Rendered](#)
[436 Elevation 2 Rendered](#)
[436 Floor Plan- Demo](#)
[436 Floor Plan- Remodel](#)
[436 Site Plan-Demo](#)
[436 Site Plan-Remodel](#)
[Kwik Trip #436 Cover Sheet](#)
[Kwik Trip #436 Dept. Comments](#)

Robin Grams

VII. Open Public Hearing

[PC20-0106](#) Public Hearing: Joe's Armory, 1105 Josephine Street, Conditional Use Permit – Request for a conditional use permit to operate a firearms sales and transfer business as a home industry at 1105 Josephine Street.

Attachments: [Conditional Use Permit](#)
[Joe's Armory Cover Sheet](#)
[Joe's Armory Dept. Comments](#)

Robin Grams

[PC20-0109](#) Public Hearing: Buddy's Burgers & Custard LLC, 1345 S. West Avenue, Conditional Use Permit – Request for a conditional use permit to operate a restaurant with a drive-thru at 1345 S. West Avenue.

Attachments: [Conditional Use](#)
[Buddy's Burgers Cover Sheet](#)
[Buddy's Burgers Dept. Comments](#)

Robin Grams

[PC20-0103](#) Public Hearing with Site Plan Review: 414 Wisconsin Avenue, Conditional Use Permit – Request for a conditional use permit to allow a residential unit in the building at 414 Wisconsin Avenue.

Attachments: [Conditional Use - 414 WI Ave](#)
[Minor SPAR plans](#)
[414 Wisconsin Plat](#)
[414 WI Ave Cover Sheet](#)
[414 WI Ave. Dept. Comments](#)

Robin Grams

VIII. Action on Public Hearing

[PC20-0107](#) Action on Public Hearing: Joe's Armory, 1105 Josephine Street, Conditional Use Permit – Request for a conditional use permit to operate a firearms sales and transfer business as a home industry at 1105 Josephine Street.

Attachments: [Conditional Use Permit](#)
[Joe's Armory Cover Sheet](#)
[Joe's Armory Dept. Comments](#)

Robin Grams

[PC20-0110](#) Action on Public Hearing: Buddy's Burgers & Custard LLC, 1345 S. West Avenue, Conditional Use Permit – Request for a conditional use permit to operate a restaurant with a drive-thru at 1345 S. West Avenue.

Attachments: [Conditional Use](#)
[Buddy's Burgers Cover Sheet](#)
[Buddy's Burgers Dept. Comments](#)

Robin Grams

[PC20-0120](#) Action on Public Hearing with Site Plan & Architectural Review: 414 Wisconsin Avenue, Conditional Use Permit – Request for a conditional use permit to allow a residential unit in the building at 414 Wisconsin Avenue.

Attachments: [Conditional Use - 414 WI Ave](#)
[Minor SPAR plans](#)
[414 Wisconsin Plat](#)
[414 WI Ave Cover Sheet](#)
[414 WI Ave. Dept. Comments](#)

Robin Grams

IX. Business Items

[PC20-0105](#) Mandel Waukesha Apartments, St. Paul Avenue, north of Mill Reserve Condos, Certified Survey Map – Proposed one lot CSM encompassing 1.7445 acres south of W. St. Paul Avenue across from Fuller Street.

Attachments: [St. Paul Apartments - Certified Survey Map](#)
[St. Paul Apartments - CSM City of Waukesha Development Checklist](#)
[St Paul Apartments Design Update 11-18-20 Revised \(3\) \(1\)](#)
[Mandel CSM Cover Sheet](#)
[Mandel CSM Dept. Comments](#)

Jeff Fortin

[PC20-0119](#)

Mandel Waukesha Apartments, St. Paul Avenue, north of Mill Reserve Condos, PUD Amendment Final Site Plan & Architectural Review – Proposed 114 unit apartment building south of W. St. Paul Avenue across from Fuller Street.

Attachments:

[Plan Commission Cover Letter - 20201216](#)
[St. Paul Apartments - Development Review Checklist](#)
[St. Paul Apartments - Engineering Plan Checklist](#)
[St. Paul Apartments - Engineering Plan](#)
[St. Paul Apartments - Landscape Checklist](#)
[St. Paul Apartments - Landscape Plan Submittal Set 11 17 2020](#)
[St. Paul Apartments - Sewer Plan Review Checklist](#)
[St. Paul Apartments - Site Grading and Drainage Plan Checklist](#)
[St. Paul Apartments - Stormwater Management Plan Checklist](#)
[St. Paul Apartments - Stormwater Management Plan](#)
[St Paul Apartments Design Update 11-18-20 Revised \(3\) \(1\)](#)
[Mandel SPAR Cover Sheet](#)
[Mandel PUD Dept. Comments](#)

Jeff Fortin

[PC20-0099](#)

The Village at Fox River, lands at the Southeast Corner of STH 59 and Saylesville Road, Certified Survey Map – Proposed 3-Lot CSM south of Les Paul Parkway at River Valley Road extended.

Attachments:

[The Village at Fox River - Narrative - 2020-11-20](#)
[The Village at Fox River - Draft CSM - 2020-10-20 \(1\)](#)
[Entrance V7](#)
[Front V7](#)
[Pool Area V3](#)
[Rear Overall V5](#)
[The Village at Fox River - Electrical - 2020-11-19](#)
[The Village at Fox River - Landscape - 2020-11-19](#)
[20201118CSM1907-Sheet 1-7](#)
[20150L1-L1.0](#)
[The Village at Fox River Color Site Plan](#)
[The Village at Fox River - SWMP - 2020-11-19 - Copy](#)
[The Village at Fox River - Civil Plan Set - 2020-11-19](#)
[Village at Fox River Architecture](#)
[The Village at Fox River CSM Cover Sheet](#)
[Village at Fox River CSM Dept. Comments](#)

Jeff Fortin

[PC20-0100](#) The Village at Fox River, lands at the Southeast Corner of STH 59 and Saylesville Road, PUD Amendment Final Site Plan & Architectural Review – Proposed mixed-use development including a 174-unit apartment building, convenience store/gas station, and a future commercial/office use south of Les Paul Parkway at River Valley Road extended.

Attachments: [The Village at Fox River - Narrative - 2020-11-20](#)
[The Village at Fox River - Architectural - 2020-10-20](#)
[The Village at Fox River - Civil Plan Set Stamped - 2020-10-20](#)
[The Village at Fox River - Draft SWMP Stamped- 2020-10-20](#)
[The Village at Fox River - Landscape - 2020-10-20](#)
[Entrance V7](#)
[Front V7](#)
[Pool Area V3](#)
[Rear Overall V5](#)
[The Village at Fox River - Electrical - 2020-11-19](#)
[The Village at Fox River - Landscape - 2020-11-19](#)
[20150L1-L1.0](#)
[The Village at Fox River Color Site Plan](#)
[The Village at Fox River - SWMP - 2020-11-19 - Copy](#)
[The Village at Fox River - Civil Plan Set - 2020-11-19](#)
[Village at Fox River Architecture](#)
[The Village at Fox River SPAR Cover Sheet](#)
[Village at Fox River SPAR Dept. Comments](#)

Jeff Fortin

[PC20-0111](#) Booster Pumping Station & Water Tower, 2010 E. Broadway – Rezoning and Land Use Plan Amendment – As part of the Great Lakes water project, the Water Utility is requesting to rezone land along the north side of E. Broadway from Rm-2 Multi-Family and P-1 Parks zoning to I-1 Institutional zoning to accommodate the new booster station.

Attachments: [Transmittal Letter](#)
[2020-08-28 BPS CSM](#)
[CSM- Great Water Alliance](#)
[Rempe-Nike Site Petition for Rezoning signed](#)
[Rempe-Nike Site Petition for Rezoning signed.1](#)
[Lot 1 BPS Site Legal \(002\)](#)
[Booster Pumping Station Cover Sheet](#)
[Booster Pumping Station Dept. Comments](#)

Doug Koehler

[PC20-0117](#) Glen at Standing Stone, Rezoning – Proposal to rezone 40.2 acres of Land west of Tenny Ave. extended to Rm-1PUD, and 40.4 acres of land east of Tenny Avenue extended to Rs-3 PUD.

Attachments:

[2020-06-09 Smart CSM - Village of Waukesha Outlots](#)

[2020-11-18 CSM - Attachment E](#)

[2020-11-13 Glen at Standing Stone Lplan Set](#)

[2020-11-18 Landscape Plan - Attachment I](#)

[150PRP03_STANDING STONE_2020-11-12](#)

[550CLP03_STANDING STONE WEST_2020-09-01](#)

[2020-11-18 Preliminary Plat - Attachment F](#)

[Standing Stone Conditional Cert of No Objection 11 17 20](#)

[2020-11-18 Engineering Plan Checklist - Attachment B](#)

[2020-11-18 Sewer Plan Review - Attachment H](#)

[CIVIL PLANS_STANDING STONE-CONDOS_2020-11-12](#)

[CIVIL PLANS_STANDING STONE-EAST_2020-11-12](#)

[CIVIL PLANS_TENNY AVE_2020-11-12](#)

[2020-11-18 Stormwater Management Plan - Attachment D](#)

[Preliminary Stormwater_Standing Stone_COMPLETE REPORT_2020-11-12](#)

[Standing Stone Rezoning Exhibit + Legal-120120](#)

[Zoning petition Signed.12.7.20](#)

[Glen Rezoning Cover Sheet](#)

[Glen Rezoning Dept. Comments](#)

Doug Koehler

[PC20-0116](#) Glen at Standing Stone, Plat Review – Proposed 28 single-family lots, and 4 outlots located on 40.4 acres of land east of Tenny Avenue extended.

Attachments:

[150PRP03_STANDING STONE_2020-11-12](#)

[550CLP03_STANDING STONE WEST_2020-09-01](#)

[2020-11-18 Preliminary Plat - Attachment F](#)

[Standing Stone Conditional Cert of No Objection 11 17 20](#)

[27677_20201120_doa_prelim_cert_plat](#)

[Glen Plat Cover Sheet](#)

[Glen Plat Dept. Comments](#)

Doug Koehler

[PC20-0115](#)

Glen at Standing Stone, Certified Survey Map - Proposed 43.5 acre CSM consisting of 1 lot and 4 outlots located north of Les Paul Parkway and east of Big Bend Road.

Attachments:

[2020-06-09 Smart CSM - Village of Waukesha Outlots](#)

[2020-11-18 CSM - Attachment E](#)

[Glen CSM Cover Sheet](#)

[Glen CSM Dept. Comments](#)

Doug Koehler

[PC20-0114](#)

Glen at Standing Stone, PUD Final Site Plan & Architectural Review - PUD Final Site Plan & Architectural Review – Plans for 14 duplex, 9 fourplex, and 16 single-family condos, 80 units total, on 40.2 acres of land east of Tenny Avenue extended.

Attachments:

[2020-11-13 Glen at Standing Stone Lplan Set](#)

[2020-11-18 Landscape Plan - Attachment I](#)

[2020-11-18 Engineering Plan Checklist - Attachment B](#)

[2020-11-18 Sewer Plan Review - Attachment H](#)

[CIVIL PLANS STANDING STONE-CONDOS 2020-11-12](#)

[CIVIL PLANS STANDING STONE-EAST 2020-11-12](#)

[CIVIL PLANS TENNY AVE 2020-11-12](#)

[2020-11-18 Stormwater Management Plan - Attachment D](#)

[Preliminary Stormwater Standing Stone COMPLETE REPORT 2020-11-12](#)

[Glen PUD-SPAR Cover Sheet](#)

[Glen PUD Dept. Comments](#)

[Glen SPAR Dept. Comments](#)

Doug Koehler

[PC20-0104](#) Fox Den Apartments, 2330 Fox Run Blvd., PUD Final Site Plan & Architectural Review – Plans for 3 new apartment buildings, 72-units total, on the 4.5 acre Lot 5 in the Fox Run Mixed-Use Development.

Attachments: [20201118 FOX DEN ARCH PlanCommission](#)
[2206.00 CIVIL 11-18-20](#)
[2206.00 Storm Water Addendum 11-18-2020](#)
[waukesha handbook checklists PEG 11-18-2020](#)
[2206.00 LANDSCAPE 11-18-20](#)
[2206.00-WI LANDSCAPE COLOR](#)
[20200825_36_SIWP_Apr DNR Approval Ltr. 8.25.2020](#)
[Fox Den Project Narrative PC](#)
[FoxDen_ExteriorVent_01](#)
[FoxDen_ExteriorVent_02](#)
[FoxDen_Sconce_2020+Brian+Spec+Sheet](#)
[ES01](#)
[Fox Den Cover Sheet](#)
[Fox Den Dept. Comments](#)

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.

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. 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.