



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, January 24, 2024

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#23-8533](#) Minutes of December 13, 2023

Attachments: [PC Minutes 12-13-2023](#)
[Sign In Sheet - 12-13-2023](#)

VI. Consent Agenda

Approval with Staff comments and conditions

[PC23-0489](#) Certified Survey Map – 617 Downing Drive – A request to approve a 2 lot CSM over approximately 71,253 sq. ft. of land along the west side of Downing Drive in the Rs-3 Single Family zoning district.

Attachments: [Cover Sheet - CSM 617 Downing Drive](#)
[Application](#)
[Certified Survey Map](#)
[City Department Review Comments - 617 Downing CSM](#)

Doug Koehler

[PC23-0490](#) Certified Survey Map – 1631 Arcadian Avenue – A request to approve a 2 lot CSM over approximately 17.79 acres of industrial land along the south side of Arcadian Avenue in the M-1 General Manufacturing zoning district.

Attachments: [Cover Sheet - 1631 Arcadian CSM](#)
[Certified Survey Map](#)
[Project Reviews - CSM23-00018](#)

Charlie Griffith

[PC24-0491](#) Minor Site Plan & Architectural Review – 810 W. College Avenue, Fox River Sanctuary – A request from the School District of Waukesha to approve new equipment shed for the Waukesha School District Environmental Education Programs at the E.B. Shurtz building.

Attachments: [Cover Sheet - Minor SPAR, 810 W College Ave](#)
[Application](#)
[EB Shed Picture](#)
[Shed Map](#)

Robin Grams

[PC24-0495](#) Minor Site Plan & Architectural Review – 2315 Bluemound Road, Menards – A request from Menards to approve a third gate entrance lane to the yard behind the store. This is the same plan that was approved several years ago but not constructed, and the approvals have expired.

Attachments: [Cover Sheet - Minor SPAR 2315 Bluemound Road](#)
[2315 Bluemound Rd- Project Reviews](#)
[Development Review Application](#)
[Site Plan](#)

Robin Grams

VII. Public Hearing

[PC23-0488](#) Conditional Use Permit - 1345 S. West Avenue, Indian Village Restaurant, - A request to operate a restaurant with a drive-thru in the B-3 General Business district.

Attachments: [Cover Sheet - CUP, Indian Village Restaurant](#)
[Conditional Use Permit Application](#)
[Application for Development Review](#)
[Site Location](#)

Robin Grams

VIII. Action on Public Hearing

[PC23-0488](#) Conditional Use Permit - 1345 S. West Avenue, Indian Village Restaurant, - A request to operate a restaurant with a drive-thru in the B-3 General Business district.

Attachments: [Cover Sheet - CUP, Indian Village Restaurant](#)
[Conditional Use Permit Application](#)
[Application for Development Review](#)
[Site Location](#)

Robin Grams

IX. Business Items

[PC23-0474](#)

Final Site Plan & Architectural Review - Rolling Meadows – A request for final approval of a 16 building duplex development on approximately 12.9 acres of vacant land south of Tanglewood Drive.

Attachments:

[Cover Sheet - Final SPAR- Rolling Meadows, south of Willow Drive and Tanglew](#)

[Department Review Comments SPAR23-00049](#)

[SWMP REPORT](#)

[RM 2.0 SURVEY](#)

[Rolling Meadows 3Bed_10.25.23](#)

[Rolling Meadows application](#)

[Rolling Meadows Maintenance Agreement](#)

[Rolling Meadows REVISED Plan Set 11-01-2023](#)

[SEWRPC CorridorDraft_20230707](#)

[2 story scheme 1](#)

[2 story scheme 2](#)

Doug Koehler

[PC24-0494](#)

Rezoning – 3424 Madison Street, Olde Farm Subdivision - A request from Bielinski Homes to rezone approximately 12.3132 acres of land along the north side of Madison Street west of the Heritage Hills Subdivision from Rs-2 Single Family Residential District to Rs-3 single family Residential District.

Attachments:

[Cover Sheet - Olde Farm Subdivision Rezoning](#)

[Olde Farm Subdivision - Project Description](#)

[OldeFarm - Rezoning Exhibit](#)

[OldeFarm - Site Plan](#)

[OldeFarm Civil Plans](#)

[Project Reviews - RZ23-00004](#)

[Re-Zoning Ordinance - 3424 Madison St](#)

[Rezoning Petitions Combined](#)

Charlie Griffith

[PC24-0493](#) Preliminary Plat – 3424 Madison Street, Olde Farm Subdivision - A request from Bielinski Homes to approve a preliminary plat for 17 single family lots and 2 outlots on approximately 12.3132 acres of land along the north side of Madison Street west of the Heritage Hills Subdivision.

Attachments: [Cover Sheet - Olde Farm Subdivision Preliminary Plat](#)
[OldeFarm Preliminary Plat](#)
[DOA Certification Letter](#)
[Olde Farm Subdivision Project Description](#)
[OldeFarm Prelim Storm Water Management Plan](#)
[OldeFarm Preliminary Civil Plans](#)
[Project Reviews - PLAT23-00001](#)
[Project Reviews - SPAR23-00057](#)
[Cert of No Objection Prelim Plat 01 08 24 - Waukesha County](#)

Charlie Griffith

[PC24-0492](#) Final Site Plan and Architectural Review – Waukesha Parade Memorial at Grede Park - A request to approve plans for a new Parade Memorial site in Grede Park south of Wisconsin Avenue

Attachments: [Cover Sheet - Final SPAR- Waukesha Parade Memorial at Grede Park](#)
[22078_12 - Photo](#)
[2023-10-30 22078 Mural-Wall memorial aerial view](#)
[2023-10-30 22078 Mural-Wall](#)
[2023-10-30 22078 Mural-Wall Night](#)
[22078_5 - Photo](#)
[22078_6 - Photo](#)
[Application for Development Review](#)
[Carmen_DeLepaz_Waukesha Strong](#)
[City Department Review Comments - Parade Memorial at Grede](#)
[Final 2023-11-27 22078 Bid Set review](#)

Doug Koehler

[PC23-0483](#) Final Architectural Review - Cobblestone Hotel, 704 N. Grand Avenue - A request to approve final plans for a 4-story, 9,236 sq. ft. hotel and restaurant at the northwest corner of N. Grand Avenue and Wisconsin Avenue. The site plans were approved at the November 15, 2023 Plan Commission meeting.

Attachments: [Cover Sheet - Final SPAR- 704 N Grand Ave - Cobblestone](#)
[2023-11-01-2269000 Sealed Civil Plans](#)
[Application for Development Review-Signed](#)
[Lumark-Prevail-Series-specification-sheet_prvs-c15-unv-t3](#)
[Response Letter](#)
[Revised Landscape Plan](#)
[REVISED Elevations - 0 Jan 2024](#)
[REVISED Elevations - 1 Jan 2024](#)
[Revised Elevations -0](#)
[Revised Elevations -1](#)
[Garden fence detail](#)
[garden fence detail2](#)
[City Department Review Comments](#)
[Cobblestone - Exterior Renderings](#)

Doug Koehler

Legislative History

12/13/23 Plan Commission held

[PC23-0374](#) Minor Site Plan & Architectural Review - 2820 Grandview Blvd - Spring City Restaurant and Rox Bar & Grille - A proposed 3,320 Sq.Ft. addition to the north side of the building at 2820 Grandview Blvd.

Attachments: [Cover Sheet - Minor SPAR, 2820 N Grandview Blvd](#)
[Development Review Application](#)
[PROJECT NARRATIVE](#)
[Spring City Restaurant Rox Bar Grille- Final SPAR renderings](#)
[Spring City Restaurant- Project Reviews](#)
[Spring City Restaurant- Owner submitted pictures](#)
[Spring City Restaurant- Project Reviews](#)
[Rox Bar masonry wainscot 12 21 23](#)

Robin Grams

Legislative History

3/22/23 Plan Commission approved

12/13/23 Plan Commission held

[ID#23-8532](#) Sign Appeals and Variances – 1504 Elder Street – A request for detached sign identifying the Park Place Manufactured Housing Community along the north side of Elder Street.

Attachments: [Cover Sheet - Sign Appeals, 1504 Elder Street](#)

[Sign Appeals - 1504 Elder St](#)

Robin Grams

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).