



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, March 26, 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#25-00294](#) Minutes of February 26, 2025

Attachments: [PC Minutes - Draft - 2-26-2025](#)
[Sign In Sheet - 2-26-2025](#)

VI. Consent Agenda

[PC25-0022](#) Minor Site Plan & Architectural Review - 2000 S. West Avenue - Walmart backup generator - A request from Walmart to approve the placement of a backup generator including switchgear and transformer, at the rear of the store along the north lot line near existing landscaping, at 2000 S West Avenue in the B-5 Community Business Zoning District.

Attachments: [Cover Sheet - Walmart minor spar](#)
[APPL PC Development Review Application - 010125 - Signed](#)
[City Department Review Comments - Walmart generator project](#)
[RV WM Store 1635 Rev3 02-12-2025 PERMITTING Signed](#)

Doug Koehler

VII. Business Items

[PC25-0032](#) Final Site Plan & Architectural Review - Chapman Road, Waukesha Water Utility Operations Center - A request from Waukesha Water Utility to approve final plans for a new Water Utility Operations Center to be constructed on parcel WAKC 1332001008, a vacant parcel along the north side of Chapman Drive in the I-1 Institutional District.

Attachments:

[Cover Sheet - Water Utility](#)

[20250313 MSA Review-Letter SPAR25-00006](#)

[Staff Reviews - SPAR25-00006](#)

[Res. 01_03 WWU Land Development - LOI - 2025.02.26](#)

[Res. 01_04 WWU - Civil Drawings - 2025.02.25](#)

[Res. 01_04 WWU - Civil Response letter - 2025.02.25](#)

[Res. 01_05 WWU - Architectural Drawings - 2025.02.25](#)

[Res. 01_06 WWU - Landscape Drawings - 2025.02.25](#)

[Res. 01_07 WWU - Electrical Drawings - 2025.02.25](#)

Charlie Griffith

[PC25-0033](#) Final Site Plan & Architectural Review - Corporate Dr, Lot 3 of CSM No. 10428, WAKC1382005007 - A request from Briohn Builders to approve final site plan and architectural review for a 117,000 sq. ft. industrial facility in the Waukesha Corporate Center under the M-3 Limited Business and Industrial Park District

Attachments:

[Cover Sheet - Corporate Dr.](#)

[Civil Plans - Briohn Design Corporate Center Project, 0 Corporate Dr. February](#)

[20250318 MSA Review SPAR25-00007](#)

[Architectural Plans - Briohn Design Corporate Center. Project, 0 Corporate Dr.,](#)

[Staff Reviews - SPAR25-00007](#)

[Landscape Plans - Briohn Design Corporate Center Project, 0 Corporate Dr. Fe](#)

[Revised Landscape Plans - Briohn Design Corporate Center Project, 0 Corpora](#)

Charlie Griffith

[PC25-0023](#) Rezoning, Parcel WAKC1350994, Big Bend Road – A request from Belman Homes Inc., to rezone approximately 0.61 acres of land from T-1 Temporary Zoning District to to Rs-3 Single Family Residential District in anticipation of the future development of two new home sites for Operation Finally Home along the east side of Big Bend Road.

Attachments: [Cover Sheet - Rezoning Big Bend Road - Operation Finally Home](#)
[Certified Survey Map Checklist](#)
[Application for Development Review](#)
[Belman Homes Submittal Letter](#)
[Rezoning Exhibit - Certified Survey Map](#)
[CSM Data Sheet](#)
[Engineering Plan Checklist](#)
[Petition for Amending Zoning Ord.](#)
[Preliminary Plat Checklist](#)

Doug Koehler

[PC25-0024](#) Certified Survey Map - Parcel WAKC1350994, Big Bend Road – A request from Belman Homes Inc., to approve a 2-lot CSM on approximately 0.61 acres of land in anticipation of the future development of two new home sites for Operation Finally Home along the east side of Big Bend Road.

Attachments: [Cover Sheet- CSM, Big Bend Road - Operation Finally Home](#)
[City Department review comments - CSM Big Bend Rd](#)
[20250304 MSA REVIEW CSM25-00003 City Engineering Dept review comm](#)
[Application for Development Review](#)
[Belman Homes Submittal Letter](#)
[Certified Survey Map Checklist](#)
[Rezoning Exhibit - Certified Survey Map](#)
[CSM Data Sheet](#)
[Engineering Plan Checklist](#)
[Preliminary Plat Checklist](#)

Doug Koehler

[PC25-0034](#) Conditional Use, 2000 Davidson Road, Freeland Cars – A request from Freeland Cars to approve plans to operate an automotive sales dealership at 2000 Davidson Road as was previously discussed at the December 18, 2024 Plan Commission meeting. (PC24-0638)

Attachments: [Cover Sheet - Freeland Cars, Davidson Road](#)
[Conditional Use Permit Application For NEW building - Freeland Cars, 2000 Davidson Road](#)
[PC Approval Letter 12-18-24 - Freeland Cars](#)
[Email from Dwight Rusch 12-16-24](#)
[Parking Lot Plan, Freeland Cars, 2000 Davidson Rd., March 5, 2025](#)

Charlie Griffith

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. 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).