



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, August 24, 2022

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#22-4729](#) Meeting Minutes of July 27, 2022

Attachments: [PC Minutes July 27, 2022](#)

VI. Consent Agenda

Approval with Staff Comments and Conditions.

[PC22-0286](#) Extra-territorial CSM - Elmhurst Rd - Studer CSM - – Proposed two lot CSM on approximately 11.366 acres of land located east of Elmhurst Road and south of Sylvan Trail in the Town of Delafield.

Attachments: [Studer, Elmhurst Rd, Extra-territorial CSM- Cover Letter](#)
[Application - Extra-territorial CSM](#)
[Extra-territorial CSM - Lot 1 \(Studer\)](#)

Robin Grams

[PC22-0292](#) Certified Survey Map – 1342 Pearl Street, Atlas Metals – Proposed one lot CSM on approximately 8.862 acres of land located at 1342 Pearl Street and 521 Biddle Street.

Attachments: [1342 Pearl Street CSM- Cover Letter](#)
[1342 Pearl Street CSM- Project Reviews](#)
[Application - 521 Biddle St - CSM](#)
[Certified Survey Map](#)

Robin Grams

[PC22-0280](#) Minor Site Plan & Architectural Review – 2810 Golf Road, The Ingleside Hotel - Proposed new Reindeer Barn for the holiday lights drive thru display, also to be used for off-season storage.

Attachments: [Cover Sheet - Minor SPAR - Ingleside Reindeer Barn](#)
[Building and Site Plans - Reindeer Barn](#)
[Project Reviews SPAR22-00028](#)

Charlie Griffith

[PC22-0281](#) Minor Site Plan & Architectural Review – 433 Merrill Hills Rd - Good Times Day Camp Open Air Structure - Proposed new open-air structure to be located east of the parking lot, this will replace tents used to provide shade and shelter to campers.

Attachments: [Cover Sheet - Minor SPAR - Good Times Daycamp 8-24](#)
[22-018 Good Times Shelter \(Submittal Plans\)](#)
[2022-04-25 GTSDC Project Letter](#)
[Application for Development Review \(Shelter\)](#)
[Dept Comments - Good Times open air shelter](#)

Doug Koehler

[PC22-0282](#) Final Site Plan & Architectural Review – Lot 592 Waukesha Co. Airport - Lindner Hangar – Proposed construction of a new 7,443 sq. ft. airplane hangar at the Waukesha County Airport.

Attachments: [Lindner Hanger Lot 592, Final SPAR- Cover Letter](#)
[Lindner Set 2022.7.22](#)
[2022.7.22 SIGNED Application for Development Review](#)
[AAi Cover](#)

Robin Grams

[PC22-0294](#) Final Site Plan & Architectural Review - Fox Point Pump Station, 2000 Fox River Pkwy - Proposed new pump station building and upgrades to the existing pump station at 2000 Fox River Parkway.

Attachments: [Cover Sheet - Final SPAR -Fox Point Pump Station 2000 Fox River Pkwy](#)
[Fox Point PS Plan Commission application binder](#)

Doug Koehler

[PC22-0295](#) Final Site Plan & Architectural Review- West Avenue Pump Station, 2064 S. West Avenue - - Proposed new pump station building to replace the existing building.

Attachments: [Cover Sheet - Final SPAR -West Avenue Pump Station 2064 S. West Avenue](#)
[West Ave PS Plan Commission application binder](#)

Doug Koehler

[PC22-0296](#) Minor Site Plan & Architectural Review- Milky Way Road Pump Station, 1601 Milky Way Rd - City of Waukesha– Proposed new back up generator.

Attachments: [Cover Sheet - Minor SPAR -Milky Way Pump Station 1601 Milky Way Road](#)
[Milky Way PS Plan Commission application binder](#)

Doug Koehler

[PC22-0297](#) Minor Site Plan and Architectural Review - Heyer Drive Pump Station 1215 Heyer Drive - City of Waukesha– Proposed new back up generator

Attachments: [Cover Sheet - Minor SPAR -Milky Way Pump Station 1601 Milky Way Road](#)
[Milky Way PS Plan Commission application binder](#)

Doug Koehler

VII. Business Items

[PC22-0274](#) Minor Site Plan & Architectural Review - 3041 Summit Ave, William Oliver Youth Sports Complex - The Waukesha County Community Foundation, in memory of Jackson Sparks, is proposing enhancements to the sports complex including a memorial plaza, a synthetic turf field with LED lighting, and concrete dugouts, AV equipment, and a viewing deck.

Attachments: [Cover Sheet - Minor Site Plan and Archtiectural Review. Oliver Park 3041 Sum](#)
[Application - 3041 Summit Ave](#)
[Applicaton Modification](#)
[Dept. Review Comments - Oliver Park Sparks Complex](#)
[Proposal Letter](#)
[Site Plan and Rendering](#)
[Spark Complex Proposal Lighting Plan 8-22-22](#)
[Sparks Complex Proposal Prod-Spec-GX1226-v6](#)
[Sparks Complex Proposal Evolution of Light Control-Musco - Other with Cande](#)
[Sparks Complex Neighborhood Meeting Letter](#)
[Sparks Complex Four Speaker Normal Operation Output - All Frequencies Simu](#)
[Tunnicliff email re Sparks Complex](#)

Doug Koehler

Legislative History

7/27/22 Plan Commission held

[PC22-0273](#) Rezoning Petition – Willow Drive, Klotz Property - Request to amend the zoning district for 12.89 acres of land south of Willow Drive from T-1 Temporary Zoning District to the Rd-2 Two-Family Residential District.

Attachments: [Cover Sheet - Rezoning - Klotz Property Willow Drive](#)
[2Story Color No siding](#)
[Application - Rezoning - Rolling Meadows Town Homes](#)
[Dept Review Comments - Rezoning Klotz Property](#)
[Marek Rezoning Elevations](#)
[Petition for Amending Zoning Ordinance](#)
[ranch elevation](#)
[Tanglewood Site Plan- A-REVISED 5-18-22](#)
[Citizen Comment from Mary Jo Foss 8-15-2022](#)
[Citizen Comment from Duane Schoon - 8-13-2022](#)
[Citizen Comment from Amy Martin 8-12-2022](#)
[Citizen Comment Klotz Rezone - Sajdak Letter of Objection](#)

Doug Koehler

[PC22-0290](#) Rezoning Petition – Numerous properties surrounding the downtown Central Business District – Staff is requesting to amend the zoning district for multiple properties in the downtown area. The majority of changes will be from B-3 General Business to B-2 Central Business District for commercial properties adjacent to and on the main traffic corridors surrounding the Central Business district. Other changes would be from B-3 General Business to I-1 Institutional District for several Church and other Institutional properties in the downtown, and B-3 general Business to Rm-3 Multi-Family District for numerous residential properties on the outer fringe which remain in residential uses.

Attachments: [Cover Sheet - Rezoning - Downtown Area Rezoning](#)
[Downtown Rezoning \(002\)](#)
[Existing Downtown Zoning \(002\)](#)

Doug Koehler

[PC22-0285](#) Final Plat – Howell Oaks Addition No. 5 – Proposed final plat for the remaining 33 single-family lots and two outlots of the Howell Oaks subdivision, to be located north of Madison Street, south of the Oakmont subdivision and east of Howell Oaks Addition No. 3.

Attachments: [Cover Sheet - Final Plat -Howell Oaks Addition No 5](#)
[Cert of No Objection Final Plat 06 21 22](#)
[Conditional Certification of No Objection-Howell Oaks No.5](#)
[Dept Comments - Howell Oaks No 5](#)
[Howell Oaks - Phase 6 - Final Plat Review \(Development-Review-Application-C](#)
[Howell Oaks Addition No 5 \(004\)](#)
[Howell Oaks Addn No 5 \(Phase 6\) - Final Plat Review Submittal ltr 2022-07-27](#)

Doug Koehler

[PC22-0288](#) Final Plat – Aeroshade – Proposed final plat for 16 single-family lots, 2 duplex lots, and one outlot on approximately 3.77 acres of land bounded by Oakland Avenue, Ellis Street and Greenfield Avenue south of the bike trail.

Attachments: [Cover Sheet - 433 N. Oakland Avenue - Habitat for Humanity Final Plat](#)
[Preliminary Plat of Aeroshade](#)
[AEROSHADE full set 7-7-2022](#)
[Final Plat of Aeroshade](#)

Charlie Griffith

[PC22-0287](#) Final Site Plan & Architectural Review – 147 E. North Street, Fox River Sports- Proposed stone veneer to be added to the second level north façade to match the stone veneer on the lower level of the building.

Attachments: [Fox River Sports, Final SPAR- Cover Letter](#)
[Site Elevations](#)
[Application - Minor SPAR](#)
[Photos -147 E North St](#)

Robin Grams

[PC22-0289](#)

Minor Site Plan & Architectural Review – 1600 E. Main Street, Tesla Supercharger Station- Proposed electric vehicle charging station to be located at the eastern edge of the Woodman’s parking lot and include 12 electric vehicle chargers.

Attachments:

[Cover Sheet - Minor SPAR - Tesla Superchargers](#)

[Woodmans Waukesha LOA Tesla Charging](#)

[Civil Set - Waukesha Woodman's Tesla Supercharger](#)

[Project Reviews SPAR22-00033](#)

[Tesla Supercharger - Waukesha WI- Project Narrative](#)

[Tesla Superchargers Photos](#)

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.