



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final-revised

### Plan Commission

Attend in person  
or watch live at  
<https://waukesha.legistar.com/Calendar.aspx>

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Wednesday, July 26, 2023

6:00 PM

Council Chambers, City Hall

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#23-7183](#) Plan Commission Minutes of June 28, 2023

**Attachments:** [PC Minutes - 6-28-2023](#)  
[Sign In Sheet - 6-28-2023](#)

#### Consent Agenda

[PC23-0427](#) Minor Site Plan & Architectural Review - 100 N. East Avenue - Carroll University Parking Lot Lighting – Carroll University is proposing to update lighting in four separate parking lots, the Campus Center, Bergstrom Hall, Kilgour Hall and Swarthout Hall lots.

**Attachments:** [Cover Sheet - Minor SPAR- Carroll University - parking lot lighting project](#)  
[Application](#)  
[Carroll Bergstrom](#)  
[Carroll Campus Center - Updated Project](#)  
[Carroll Kilgour](#)  
[Carroll Swartout](#)  
[Carroll Uni Bergstrom Hall ALED140 LL Fixture Report 62623MC](#)  
[Carroll Uni Campus Center ALED140 LL Fixture Report 62623MC](#)  
[Carroll Uni Campus Center ALED140 LL Fixture Report 71723MC](#)  
[Carroll Uni Kilgour Hall FLED60 LL Fixture Report 62623MC](#)  
[Carroll Uni Swarthout Hall ALED140 LL Fixture Report 62623MC](#)

*Doug Koehler*

## VI. Open Public Hearing

[PC23-0419](#) Conditional Use Permit – 1601 Airport Road, Precision Pattern Co. Inc. – A request by Precision Pattern Co. Inc. to operate a precision pattern and engineering equipment business including engineering sales, design, machining, assembly, warehousing and sales business of machinery patterns and components to operate at 1601 Airport Road in the M-3 Limited Business and Industrial Park District.

**Attachments:** [Cover Sheet - Precision Pattern Co. Inc](#)  
[Conditional Use Permit Application-combined](#)  
[Project Reviews CU23-00006](#)

*Charlie Griffith*

## VII. Action on Public Hearing

[PC23-0419](#) Conditional Use Permit – 1601 Airport Road, Precision Pattern Co. Inc. – A request by Precision Pattern Co. Inc. to operate a precision pattern and engineering equipment business including engineering sales, design, machining, assembly, warehousing and sales business of machinery patterns and components to operate at 1601 Airport Road in the M-3 Limited Business and Industrial Park District.

**Attachments:** [Cover Sheet - Precision Pattern Co. Inc](#)  
[Conditional Use Permit Application-combined](#)  
[Project Reviews CU23-00006](#)

*Charlie Griffith*

## VIII. Business Items

[PC23-0420](#) Final Site Plan & Architectural Review - 2310 Kossow Road - Farm & Fleet – A request from Farm and Fleet to approve a 5,000 sq. ft. addition and façade changes to the store at 2310 Kossow Road.

**Attachments:** [Cover sheet - 2310 Kossow Road Final SPAR](#)  
[WAK PROPOSED - REV - 7-6-23 - PC SUB](#)  
[2310 Kossow Road- Project Reviews](#)  
[BLAIN'S FARM AND FLEET WAK COVER LETTER](#)  
[Enscape 2023-06-26-13-27-55 1024 \(2\)](#)  
[WAK - Application for Development Review - 7-6-23](#)

*Robin Grams*

[PC23-0422](#) Minor Site Plan & Architectural Review - 307 E. Main Street – Vincent James Mentoring - A request for approval of façade changes, to include a new ADA access and proposed landscaping to the property at 307 E. Main Street.

**Attachments:** [Cover Sheet - Vincent James Mentoring](#)  
[2023-06-26\\_VJM\\_PC\\_Submittal](#)  
[Project Reviews SPAR23-00025](#)

*Charlie Griffith*

[PC23-0423](#) Certified Survey Map - 3017 Silvernail Road – A request to create a two lot CSM on 3.45 acres of land at 3017 Silvernail Road.

**Attachments:** [Cover Sheet - 3017 Silvernail Road CSM](#)  
[3017 Silvernail Road- Project Reviews](#)  
[Application for Development Review](#)  
[Exhibit A - Legal Descriptions](#)  
[GARLOCK CSM 071723](#)

*Robin Grams*

[PC23-0349](#) Staff Report - Conditional Use Permit – Freeland Cars, 1352 Ellis Street – A request for a conditional use permit to operate car sales as part of along with an auto painting and dent repair business at 1352 Ellis Street.

**Attachments:** [Cover Sheet - 7-26-23 Update - Freeland Cars](#)  
[Cover Sheet - Freeland Cars Conditional Use Permit](#)  
[CU Application - Freeland Cars](#)  
[Project Reviews CU22-00015 - Freeland Cars](#)  
[PC Approval Letter - Freeland Cars](#)

*Charlie Griffith*

**Legislative History**

1/25/23            Plan Commission            approved with conditions

[PC23-0425](#) Zoning Code Amendment - Section 22.70 Floodplain Zoning - Repeal Section 22.70 and create Chapter 24 Floodplain Ordinance in the Municipal Code to incorporate updates by FEMA to the Flood Insurance Rate Maps and Flood Insurance Study for Waukesha and provide the City the opportunity to participate on Act 175 and the Floodplain CRS Program.

**Attachments:** [Cover Sheet - Zoning Code Amendment - Floodplain Ordinance](#)  
[Floodplain-CRS 011223](#)  
[6\\_08\\_2023\\_DraftFPOrd\\_CityofWaukesha](#)  
[ACT 175 guidance Final](#)

*Doug Koehler*

[ID#23-7330](#)

Review and Provide Input on Draft Goals & Policies for the Land Use and Housing Sections of the Comprehensive Plan

*Jeff Fortin*

IX. Director of Community Development Report

X. 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.