



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, February 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#25-00296](#) Plan Commission Minutes of January 15, 2025

Attachments: [PC Minutes - Draft 1-15-2025](#)
[Sign In Sheet - 1-15-2025](#)

[ID#25-00071](#) Plan Commission Minutes of January 22, 2025

Attachments: [PC Minutes - Draft 1-22-2025](#)
[Sign In Sheet - 1-22-2025](#)

VI. Public Hearings

[PC25-0013](#) Conditional Use Permit – 1531 E Moreland Blvd, You Drive It Now – A request for a conditional use permit to operate a You Drive It Now auto sales business at 1531 E Moreland Blvd in the B-5 Community Business District.

Attachments: [Cover Sheet - Boucher You Drive It Now](#)
[Staff Reviews - CU25-00001 You Drive it Now 2-18-25](#)
[Photos - You Drive it Now, 1531 E. Moreland Blvd. 1-30-25](#)
[Plans and Elevations - You Drive it Now, 1531 E. Moreland Blvd. 1-30-25](#)
[Conditional Use Permit Application, You Drive it Now, 1531 E Moreland Blvd. 1-](#)

Charlie Griffith

VII. Action on Public Hearings

[PC25-0013](#) Conditional Use Permit – 1531 E Moreland Blvd, You Drive It Now – A request for a conditional use permit to operate a You Drive It Now auto sales business at 1531 E Moreland Blvd in the B-5 Community Business District.

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[Conditional Use Permit Application, You Drive it Now, 1531 E Moreland Blvd. 1-](#)

Charlie Griffith

VIII. Business Items

[PC25-0012](#) Rezoning Rs-3 PUD Single Family Residential with a Planned Unit Development Overlay District, Winterberry Reserve Subdivision, WAKC0991003, north of Summit Avenue – A request from Veridian Homes to rezone approximately 22.196 acres of land along the north side of Summit Avenue from Rs-3 Single Family Residential District to Rs-3 PUD Single Family Residential with a Planned Unit Development Overlay District to incorporate a mixed lot size single family subdivision.

Attachments: [Cover Sheet - Rezoning Winterberry Reserve](#)
[Combined Prelim Plat-PUD Submittal-Winterberry Reserve-Summit Ave-2025 0](#)
[2 - Petition for Amending Zoning Ordinance-Winterberry Reserve-Summit Ave-2](#)
[3 - PUD and Prelim Plat Cover Letter, Narrative, Design Standards-Winterberry](#)
[8 - Prelim Engineering-Landscape Plans-Winterberry Reserve-Summit Ave-202](#)
[9 - Subdivision Layout Plan-Winterberry Reserve-Summit Ave-2025 01 27](#)
[10 - General Development Plan-Architecture-Winterberry Reserve-Summit Ave-](#)
[20250206_MSA Review-Letter_PLAT25-00001](#)
[City Department Review Comments - Winterberry Reserve Rezoning](#)

Doug Koehler

[PC25-0011](#)

Preliminary Subdivision Plat - Winterberry Reserve, north of Summit Avenue – A request to approve the Final Plat for a 79 single family lot subdivision with two out lots on approximately 22.196 acres of land along the north side of Summit Avenue east of the Springs at Meadowbrook Apartments.

Attachments:

[Cover Sheet - Preliminary Plat - Winterberry Reserve](#)

[3 - PUD and Prelim Plat Cover Letter, Narrative, Design Standards-Winterberry](#)

[Cond Certification of No Objection City & Villages Only](#)

[7 - Preliminary Plat-Winterberry Reserve-Summit Ave-2025 01 27](#)

[8 - Prelim Engineering-Landscape Plans-Winterberry Reserve-Summit Ave-202](#)

[9 - Subdivision Layout Plan-Winterberry Reserve-Summit Ave-2025 01 27](#)

[11 - Stormwater Memo-Winterberry Reserve-Summit Ave-2025 01 27](#)

[12 - Geotech Report-Winterberry Reserve-Summit Ave-2025 01 10](#)

[20250206_MSA Review-Letter_PLAT25-00001](#)

[City Department Review Comments - Winterberry Preliminary Plat](#)

[Combined Prelim Plat-PUD Submittal-Winterberry Reserve-Summit Ave-2025 0](#)

Doug Koehler

[PC25-0019](#)

Planned Unit Development Agreement Amendment – 101 W. Sunset Drive, Brighton Square – A request to amend the Brighton Square Planned Unit Development Agreement to accommodate the future development of a Starbucks Coffee shop in parking lot to the west of the shopping center.

Attachments:

[Cover Sheet- PUD Amendment, 101 W Sunset Drive](#)

[Cover Letter-SBX Presidents Plaza-February 17th 2025](#)

[Amended PUD-SBX Presidents Plaza-February 17th 2025](#)

[Plan Commission Application-SBX Presidents Plaza-February 11th 2025](#)

Robin Grams

[PC25-0008](#)

Final Site Plan & Architectural Review - 101 W. Sunset Drive, New retail building for Starbucks – A request to approve plans for an approximately 2,570 sq. ft. new Starbucks Café building to be located in the parking lot to the west of the Presidents Plaza shopping center along the south side of Sunset Dr. just west of East Avenue.

Attachments:

[Cover Sheet- Final SPAR, 101 W Sunset Drive](#)
[Cover Letter-SBX Presidents Plaza-January 24th 2025](#)
[101 W Sunset Final SPAR Project Reviews](#)
[20250203 MSA REVIEW SPAR25-00001](#)
[Civil and Landscape Plans-SBX Presidents Plaza-February 17th 2025](#)
[Storm Sewer Exhibit-SBX Presidents Plaza-January 24th 2025](#)
[Development Review Checklist-SBX Presidents Plaza-January 24th 2025](#)
[Elevations and Architectural Plans-SBX Presidents Plaza-January 24th 2025](#)
[Erosion Control and Stormwater Management Permit Application-SBX Presiden](#)
[Landscape Plans-SBX Presidents Plaza-January 24th 2025](#)
[Plan Commission Application-SBX Presidents Plaza-January 24th 2025](#)
[Renderings-SBX Presidents Plaza-January 24th 2025](#)
[Site Engineering and Grading-SBX Presidents Plaza-January 24th 2025](#)

Robin Grams

[PC25-0009](#)

Certified Survey Map - 101 W. Sunset Drive - A request from Sunset East LLC to approve a 2-lot CSM over approximately 3.088 acres of land in anticipation of the future development of a Starbucks Café at the Presidents Plaza shopping center along the south side of Sunset Dr. just west of East Avenue.

Attachments:

[Cover Sheet- CSM, 101 W Sunset Drive](#)
[20250206 MSA REVIEW CSM25-00002](#)
[101 W Sunset Drive CSM Project Reviews](#)
[CSM-SBX Presidents Plaza-February 17th 2025](#)

Robin Grams

[PC25-0010](#)

Final Site Plan & Architectural Review - 2222 Michigan Avenue, Waukesha North High School - A request to approve plans for the implementation of a City flood mitigation project in the area of Waukesha North High School, including the relocation of a ditch and creation of new detention facility on land currently owned by the school district located west of the school along Michigan Avenue.

Attachments:

[Cover Sheet - North High School](#)
[Staff Reviews - SPAR25-00003 North High School Flood Mitigation](#)
[Site Plans and Narrative - Waukesha North High School Flood Mitigation, 2222](#)

Charlie Griffith

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. 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).