



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, November 16, 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#22-5211](#) Minutes of October 26, 2022

Attachments: [PC Minutes - 10-26-2022](#)
[Sign In Sheet 10-26-2022](#)

VI. Open Public Hearing

[PC22-0326](#) Conditional Use Permit - 307 E. Main Street - Vincent James Mentoring, 307 E. Main Street – A request for a conditional use permit to operate a teen mentoring program at 307 E. Main Street and have a residential unit on the second floor.

Attachments: [Cover Sheet -Vincent James Mentoring - 307 E. Main St.](#)
[Project Reviews CU22-00013](#)
[307 E. Main St - CU Permit Application](#)
[Business Plan](#)
[Operation Description email](#)
[307 E. Main Existing Floor Plans](#)

Charlie Griffith

VII. Action on Public Hearing

[PC22-0326](#) Conditional Use Permit - 307 E. Main Street - Vincent James Mentoring, 307 E. Main Street – A request for a conditional use permit to operate a teen mentoring program at 307 E. Main Street and have a residential unit on the second floor.

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Charlie Griffith

VIII. Business Items

[PC22-0333](#) Final Site Plan & Architectural Review – Waukesha Iron, 1351 E. Main Street - Proposed 1,600 sq. ft. masonry addition to the building at 1351 E. Main Street to accommodate additional office space.

Attachments: [Waukesha Iron 1351 E Main Street- Cover Letter](#)
[Waukesha Iron- Project Reviews](#)
[1351 E Main Street- Waukesha Iron](#)

Robin Grams

[PC22-0331](#) Final Site Plan & Architectural Review - Waukesha County Courthouse, 515 W. Moreland Blvd. - Proposed interior remodel of the Courthouse to include a total of 32,000 sq. ft of new additions for an expanded accessible building entrance at the current entrance location and an addition off of the west parking lot between the courthouse and jail facility.

Attachments: [Waukesha County Courthouse- Cover Letter](#)
[APPL PC Development Review Application Signed \(2022\)](#)
[Kueny WCC10242022](#)

Robin Grams

[PC22-0334](#) Land Use Plan Amendment – Accurate Specialties, 570 Bluemound Road – Request to amend the Land Use Plan on approximately 14.4661 acres of land at 570 W. Bluemound Road from Commercial and Residential Use to Industrial Use.

Attachments: [Cover Sheet - Land Use Plan Amendment Accurate Specialties 570 W Bluemo](#)
[Application](#)
[CSM](#)
[Re-Zoning Exhibit](#)

Doug Koehler

[PC22-0328](#) Rezoning Petition - Accurate Specialties, 570 Bluemound Road – A request to rezone approximately 14.4661 acres of land from T-1 Temporary District and B-5 Community Business District to 14.4661 acres of M-2 General Manufacturing District.

Attachments: [Cover Sheet - Land Use Plan Amendment Accurate Specialties 570 W Bluemound Application](#)
[CSM](#)
[Department Review Comments - Rezoning Accurate Specialties](#)
[Re-Zoning Exhibit](#)

Doug Koehler

[PC22-0327](#) Certified Survey Map - Accurate Specialties, 570 Bluemound Road – A request to approve a 2-Lot and one outlot CSM on approximately 14.4661 acres of land at 570 W. Bluemound Road.

Attachments: [Cover Sheet - CSM Accurate Specialties 570 w Bluemound Application](#)
[CSM](#)
[Department Review Comments - cSM Accurate specialties.](#)
[Re-Zoning Exhibit](#)

Doug Koehler

[PC22-0302](#) Final Site Plan & Architectural Review - 1005 Spring City Dr - A request from Advocate Aurora Health to approve façade changes to the building at 1005 Spring City Drive.

Attachments: [Cover Sheet -Aurora Medical - 1005 Spring City](#)
[2022-0805 10335329_AHC SW Waukesha_Floor Plan and Color Elevations](#)
[2022-0809 10335329_AHC SW Waukesha_Renderings](#)
[11-9-22 Revised Rendering](#)
[Project Reviews SPAR22-00041](#)
[Site Plan & Trash Enclosure Detail](#)

Charlie Griffith

Legislative History

9/28/22 Plan Commission approved with conditions

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.