



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, September 28, 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#22-4863](#) Approval of Minutes of August 24, 2022

Attachments: [pcmn220824](#)
[Sign In Sheet - 8-24-2022](#)

VI. Consent Agenda

[PC22-0284](#) Certified Survey Map - 1503 E. Moreland Blvd, Boucher, Waukesha Genesis -

Attachments: [Cover Sheet - Certified Survey Map - 1503 E. Moreland](#)
[Project Reviews CSM22-00009](#)
[Boucher Genesis CSM 9-1 Update](#)
[csm 220722 8-2-22 Submission](#)
[Genesis Easement Relocation](#)

Charlie Griffith

[PC22-0298](#) Certified Survey Map - 1701 Stardust Drive - -- Proposed two lot CSM on approximately 0.69 acres of land located at the southeast corner of the intersection of Stardust Drive and Wolf Road.

Attachments: [Cover Sheet - Certified Survey Map - 1701 Stardust Dr.](#)
[Project Reviews CSM22-00012](#)
[1701 Stardust Dr Final Certified Survey Map 5 20 2022](#)
[1701 Stardust Dr Plans BLR222-00041](#)

Charlie Griffith

[PC22-0300](#) Minor Site Plan & Architectural Review - 110 Arcadian Ave - A request to pave a parking lot behind the building at 110 Arcadian Avenue.

Attachments: [110 Arcadian- Cover Letter](#)
[survey and photos](#)
[110 Arcadian- Project Reviews](#)
[Application - 110 Arcadian Ave](#)

Robin Grams

[ID#22-4703](#) Minor Site Plan & Architectural Review – Springs Park – A request from the City of Waukesha Park, Recreation and Forestry Department to approve plans for a proposed four post park shelter in Springs Park behind the YMCA.

Attachments: [Cover Sheet - Minor SPAR - Springs Park Shelter](#)
[Park Shelter Structure Springs Park Option 1](#)
[Waukesha Springs shelter location map](#)
[Project Reviews SPAR22-00044](#)
[Shelter Photo](#)
[Waukesha Shelter plan drawings](#)
[Waukesha Springs Park Site Plan for Plan Commission 8.31.2022](#)

Charlie Griffith

Legislative History

8/15/22	Parks, Recreation and Forestry Board	approved
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VII. Open Public Hearing

[PC22-0301](#) Conditional Use Permit - Avis Budget Car Rental, 1840 B Meadow Lane – A request for a conditional use permit to operate a rental car business in the Grandview Plaza shopping center at 1840 B meadow Lane.

Attachments: [Cover Sheet - Avis Budget Car Rental - 1840b Meadow Lane](#)
[Waukesha, WI CUP Application Cover Letter](#)
[Avis Budget CUP Application & Narrative](#)
[Avis Budget CUP site plans](#)
[Project Reviews CU22-00010](#)

Charlie Griffith

[PC22-0309](#) Hold a public hearing on the proposed boundaries and project plan for Tax Incremental District Number 31, a Rehabilitation/Conservation district located at 1900 E. North Street.

Jeff Fortin

VIII. Action on Public Hearing

[PC22-0301](#) Conditional Use Permit - Avis Budget Car Rental, 1840 B Meadow Lane – A request for a conditional use permit to operate a rental car business in the Grandview Plaza shopping center at 1840 B meadow Lane.

Attachments: [Cover Sheet - Avis Budget Car Rental - 1840b Meadow Lane](#)
[Waukesha, WI CUP Application Cover Letter](#)
[Avis Budget CUP Application & Narrative](#)
[Avis Budget CUP site plans](#)
[Project Reviews CU22-00010](#)

Charlie Griffith

[ID#22-4777](#) Review and take action on a Plan Commission Resolution Designating Proposed Boundaries and approving a Project Plan for Tax Incremental District No. 31.

Attachments: [Cover Sheet - Tax Incremental Finance District 31](#)
[TID 31 Plan Commission Resolution](#)
[Project Plan 9.22.22](#)

Jeff Fortin

IX. Business Items

[PC22-0308](#) Land Use Plan Amendment - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – Request to amend the Land Use Plan on approximately 63 acres of vacant land from High Density Residential, Park Land, and Commercial Use to approximately 50 acres High Density Residential Use and 13 acres of Secondary Environmental Corridor use.

Attachments: [Cover Sheet - Land Use Plan Amendment Springs at Meadowbrook Summit Fields](#)
[07_18_22 Proposed Land Use Exhibit](#)
[2022-09-21 16 25 10-C665 Concept Review Summit Field - Springs at Meadowbrook](#)
[Dept. review comments - Rezoning Springs at Meadowbrook](#)

Doug Koehler

[PC22-0306](#) Rezoning Petition - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – A request to rezone approximately 63 acres of land from T-1 Temporary District to 22.37 acres of Rs-3 Single Family District, 28.48 acres of Rm-3 Multi-Family District, and 13.21 acres of Rm-3(UCO) Multi-family District with and Upland Conservancy overlay district.

Attachments: [Cover Sheet - Rezoning Springs at Meadowbrook Summit Fields](#)
[2022-09-21 16 19 11-DEVELOPMENT REVIEW SUBMITTAL - Adobe Acrobat](#)
[2827.00 CSM \(1\)](#)
[Dept. review comments - Rezoning Springs at Meadowbrook](#)
[Petition For Amending The City Of Waukesha's Zoning Ordinance\(RM_3\)](#)
[Petition For Amending The City Of Waukesha's Zoning Ordinance\(RM_3_UCO\)](#)
[Petition For Amending The City Of Waukesha's Zoning Ordinance\(RS_1\)](#)

Doug Koehler

[PC22-0305](#) Certified Survey Map - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – A request to approve a 3 lot CSM over approximately 63 acres of vacant land.

Attachments: [Cover Sheet - CSM Springs at Meadowbrook Summit Fields](#)
[2827.00 CSM \(1\)](#)
[Springs at Meadowbrook Site Plan \(1\)](#)
[Staff Comments - Springs at Meadowbrook CSM](#)

Doug Koehler

[PC22-0304](#) Final Site Plan & Architectural Review – Springs at Meadowbrook (north side of Summit Avenue east of Meadowbrook Road) – A request from Continental Properties to approve final plans for a 320-unit multi-family development consisting of 16 buildings and a clubhouse on approximately 28 acres of land.

Attachments:

[2022 0623 Summit Fields TIA \(1\)](#)
[C665 - Clubhouse Brick Update](#)
[C665 Narrative - Summit Fields-Springs at Meadowbrook](#)
[Meadowbrook Mechanical Unit Screening Exhibits](#)
[Pages from 20220823 Continental Waukesha Landscape Drawings_color](#)
[Pages from 20220823 Continental Waukesha Landscape Drawings_color-2](#)
[Springs @ Meadowbrook Brick_update \(1\)](#)
[Springs at Meadowbrook - Offsite Sanitary Exhibit](#)
[Trash Enclosure-Plan & Xsection](#)
[Springs at Meadowbrook Final Engineering Plans \(08.26.22\)](#)
[Springs at Meadowbrook Fire Truck Exhibit \(1\)](#)
[Springs at Meadowbrook Site Plan \(1\)](#)
[Springs at Meadowbrook Digital Material Board 8.29.22](#)
[springs MEADOWBROOK_Signage](#)
[staff comments - Final SPAR Springs at Meadowbrook](#)
[Summit Avenue and Sports Complex Driveway Exhibit](#)

Doug Koehler

[PC22-0307](#) Preliminary Plat – Springs at Meadowbrook – Proposed preliminary plat for 64 single-family lots and one outlot on approximately 22.37 acres of land along the north side of Summit Avenue east of Meadowbrook Road.

Attachments:

[Cover Sheet - Preliminary Plat -Springs at Meadowbrook](#)
[2827.00 PRE PLAT](#)
[Springs at Meadowbrook - Offsite Sanitary Exhibit](#)
[staff comments - Preliminary Plat Springs at Meadowbrook](#)

Doug Koehler

[PC22-0291](#) Final Site Plan & Architectural Review – 1900 E. North Street, Wildeck- Proposed site changes including removal of several buildings, a 40,000 sq. ft. office 3-story office addition to an existing building, along with construction of a new parking area to serve the office addition.

Attachments:

[Wildeck- Project Reviews](#)
[2022-08-03-2206880-Stormwater Report](#)
[2022-09-12-2206880-Sealed Civil Plans](#)
[2206880c-Site Parking Exhibit](#)
[2206880es1](#)
[2206880es2](#)
[2206880es3](#)
[20220913 WILDECK Architectural Application for Development Review](#)
[City Maintenance Agreement Draft](#)
[P106 - Application for Stormwater and Erosion Control_Signed Project Narrative](#)
[Wildeck 1900 E North, Final SPAR- Cover Letter](#)

Robin Grams

[ID#22-4735](#) Sign Appeals & Variances - Howell Oaks - 3840 Madison St. – A request for a sign variance to allow a subdivision monument sign for the Howell Oaks Subdivision to be located at 3840 Madison Street.

Attachments:

[Howell Oaks Sign Variance- Cover Letter](#)
[Sign Appeal or Variance Application Form - Howell Oaks Phase 6](#)
[Howell Oaks - Madison-Prairie Song - Looking NW](#)
[Howell Oaks - Madison-Prairie Song - Looking SE](#)
[Howell Oaks ltr Monument Pillar Variance \(2022-09-22\)](#)

Robin Grams

[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](#)
[Project Reviews SPAR22-00041](#)
[Site Plan & Trash Enclosure Detail](#)

Charlie Griffith

[PC22-0303](#) Final Site Plan & Architectural Review - 101 W. Broadway – A request from the Hope Center to approve site changes including a new garage for the property at 101 W. Broadway.

Attachments: [Cover Sheet -Hope Center - 101 W. Broadway](#)
[SITE PHOTOMETRICS](#)
[PLAN COMMISSION SUBMITTAL 9-14-22](#)
[Project Reviews SPAR22-00042](#)

Charlie Griffith

[PC22-0312](#) Final Site Plan & Architectural Review – 1503 E. Moreland Blvd. – Waukesha Genesis- A request from Boucher to approve plans for a new Proposed site changes including removal of several buildings, a 13,759 sq. ft. office addition to an existing building, along with construction of a new parking area to serve the office addition.

Attachments: [Cover Sheet - Final Site Plan and Architectural Review - 1503 E. Moreland](#)
[22114 Boucher Genesis Waukesha Colored Elevations - Updated 9-14](#)
[220718 Final Storm Water Management Plan](#)
[Boucher Genesis Color Landscape Plan](#)
[Boucher Genesis Floor Plans and Elevations](#)
[Genesis Easement Relocation](#)
[Photometrics](#)
[Project Reviews SPAR22-00045](#)
[Waukesha Genesis_Civil Plans_220831](#)
[WI704 Genesis of Waukesha brandbook 05.12.2022](#)
[WI704 Genesis of Waukesha_Issue Set_04292022](#)
[WI704_Genesis of Waukesha_DDID Presentation](#)
[Waukesha Genesis_Civil Plans_220923 - Revision](#)
[L100 Color Render 9-23](#)

Charlie Griffith

X. Director of Community Development Report

XI. 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.