



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, January 26, 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#22-3484](#) Minutes from Plan Commission Meeting 12-16-2021

Attachments: [Plan Commission Minutes 12-16-2021](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC22-0191](#) CSM21-00017 Certified Survey Map, Tofte's Table Expansion, 331 Riverfront Street/344 W. Broadway – Proposed 1-Lot Certified Survey Map on approximately 0.2138 acres land in the downtown.

Attachments: [App for CSM -Tofte's Table 331 Riverfront St - 344 W. Broadway](#)
[Cover Sheet - CSM - Tofte's Table Expansion](#)
[Project Reviews for CSM21-00017 - Tofte's Table Expansion](#)

Charlie Griffith

[PC22-0186](#) Minor Site Plan & Architectural Review, Therm-Tech, 200 Travis Lane., – Proposed new window and door openings along the east façade adjacent to East Ave. (STH 164) at 200 Travis Lane.

Attachments: [Cover Sheet - Therm-Tech-Minor SPAR](#)
[A1.0 FLOOR PLAN \(R1\)](#)
[A2.0 ELEVATIONS \(R1\)](#)
[C1.0 SITE PLAN \(R1\)](#)
[ThermTech Application](#)
[ThermTech- Project Reviews](#)

Robin Grams

[PC22-0192](#) Certified Survey Map, The Village at Fox River, SW corner of STH 59 and River Valley Road – Proposed 2-Lot Certified Survey Map on approximately 23.663 acres land at the Village at Fox River development.

Attachments: [Cover Sheet - CSM - Saylesville and Les Paul 2 lot division](#)
[Draft Certified Survey Map -Sheet 1-8](#)
[Project Reviews for CSM21-00015 Lot Line Adjustment for River Valley Rd. proj](#)

Charlie Grams

VII. Open Public Hearing

[PC21-0145](#) Conditional Use Permit, Band Rehearsal Space, 576 Elizabeth St. - Proposal to use a tenant space in a manufacturing building for band rehearsal space and equipment storage.

Attachments: [Cover Sheet - Elizabeth Street band rehearsal space Conditional Use Permit](#)
[CU Application](#)
[Photos](#)
[Project Reviews CU21-00013 - 576 Elizabeth St. Band Rehearsal Space](#)

Charlie Griffith

[PC21-0155](#) Conditional Use Home Business - 1105 Josephine St., Joe's Armory - 1 year review of a Conditional Use Permit to operate an online firearms sales and transfer business as a home industry at 1105 Josephine Street.

Attachments: [Cover Sheet - Joe's Armory 1-26-22](#)
[Joes Armory- Approval Letter](#)
[Joe's Armory- Project Reviews](#)
[Application for Development Review](#)
[Conditional Use Permit](#)
[Joe's Armory- Project Reviews 2022](#)

Robin Grams

VIII. Action on Public Hearing

[PC21-0145](#) Conditional Use Permit, Band Rehearsal Space, 576 Elizabeth St. - Proposal to use a tenant space in a manufacturing building for band rehearsal space and equipment storage.

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[CU Application](#)
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[Project Reviews CU21-00013 - 576 Elizabeth St. Band Rehearsal Space](#)

Charlie Griffith

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Attachments: [Cover Sheet - Joe's Armory 1-26-22](#)
[Joes Armory- Approval Letter](#)
[Joe's Armory- Project Reviews](#)
[Application for Development Review](#)
[Conditional Use Permit](#)
[Joe's Armory- Project Reviews 2022](#)

Robin Grams

IX. Business Items

[ID#22-3392](#) Sign Appeal - Kwik Trip 2807 River Valley Road - Request to install an Electronic Message Center Reader Board Sign, when such signs are not allowed in the B-1 Neighborhood Business District.

Attachments: [Cover Sheet - Kwik Trip 2807 River Valley Sign Appeal](#)
[Kwik Trip- Sign Appeals Application](#)
[2021-10-19 Waukesha Sign Plan REV1](#)
[2021 12-21 Waukesha Sign Plan REV2](#)
[Kwik Trip - Les Paul Color Landscape Plan](#)
[Project Reviews- Kwik Trip Sign Appeal](#)

Robin Grams

[PC22-0188](#) Plan Commission Consultation, City View Apartments, 330 E. North Street – Conceptual plan review of a proposed 77-unit apartment complex on approximately 1.2 acres of land located along NW Barstow Street between E. North Street and Buena Vista Avenue.

Attachments: [Cover Sheet - Consultation -City View Apartments 330 E North St](#)
[330 E North St -Colored Site Plan -City View Apts](#)
[2021 1222_City View Apartments_Initial Consultation_Conceptual Package](#)
[City View Apts- 330 E North St](#)

Doug Koehler

[ID#22-3397](#)

Land Use Plan Amendment – Vacant Land south of the intersection of Saylesville Road and River Road – Proposal to amend the proposed land use on approximately 4.8 acres of land from Commercial Use to High Density Residential Use.

Attachments:

[Cover sheet - Land Use Plan Amendment Saylesville Rd.-River Rd.](#)
[2021-12-27 Randall Itr to Koehler \(Rezoning Comp Plan Submittal\) \(14816778\)](#)
[Cardinal Capital Conceptual Summary for Rezoning \(12-27-21\) \(14816768\)](#)
[Cardinal Capital Waukesha Multifamily 12-27-2021 \(14816671\)](#)
[December 15 - Signed Petition for Amending City of Waukesha Zoning Ordinan](#)
[Keup email for public comment -Cardinal Capital Apt Proposal](#)
[Martin email for public comment - Cardinal Capital Apt. proposal](#)
[Re-Zoning Ordinance - Cardinal Capital](#)
[Re-Zoning Ordinance - River, Rapids, Raintree](#)
[Schultz email for public comment - Cardinal Capital Apt. proposal](#)
[Waukesha Application for Development Review 12-27-2021 \(Signed\) \(1481625\)](#)
[Zimmer email for public comment -Cardinal Capital Apt Proposal -](#)

Doug Koehler

[PC22-0194](#)

Rezoning - Vacant land south of the intersection of Saylesville Road and River Road - Propose to rezone approximately 4.8 acres of vacant land from B-5 Community Business District to Rm-3 Multi-Family Residential District.

Attachments:

[Cover Sheet - Rezoning Saylesville Rd.-River Rd.](#)
[2021-12-27 Randall Itr to Koehler \(Rezoning Comp Plan Submittal\) \(14816778\)](#)
[Cardinal Capital Conceptual Summary for Rezoning \(12-27-21\) \(14816768\)](#)
[Cardinal Capital Waukesha Multifamily 12-27-2021 \(14816671\)](#)
[December 15 - Signed Petition for Amending City of Waukesha Zoning Ordinan](#)
[existing zoning map](#)
[Keup email for public comment -Cardinal Capital Apt Proposal](#)
[Martin email for public comment - Cardinal Capital Apt. proposal](#)
[property for rezoning exhibit](#)
[Re-Zoning Ordinance - Cardinal Capital](#)
[Re-Zoning Ordinance - River, Rapids, Raintree](#)
[Schultz email for public comment - Cardinal Capital Apt. proposal](#)
[Waukesha Application for Development Review 12-27-2021 \(Signed\) \(1481625\)](#)
[Zimmer email for public comment -Cardinal Capital Apt Proposal -](#)

Doug Kohler

[ID#22-3424](#) Zoning Code Amendment - Proposed addition to the Conditional Uses for Sections 22.33, B-1 Neighborhood Business District, 22.34 B-4 Office and Professional Business District, 22.40 M-3 Limited Business and Industrial Park District, 22.42 I-1 Institutional District and 22.43 P-1 Park District to include the item:

- Uses similar to and reasonably related to Principal Permitted Uses

Attachments:

[Cover Sheet - Zoning Code Updates](#)

[B-1 Neighborhood Business District Redline](#)

[B-4 Neighborhood Business District Redline](#)

[I-1 Institutional District Redline](#)

[M-3 Limited Business and Industrial Park District Redline](#)

[P-1 Park District Redline](#)

Charlie Griffith

[ID#22-3423](#) Declaration of Surplus Land - Former City Hall Annex , 130 Delafield Street - the City owned 1.54 acre parcel at 130 Delafield Street includes the former City Hall Annex/Police Station and is being considered for redevelopment

Attachments:

[Cover Sheet - Declaration of Surplus Land](#)

Robin Grams

[ID#22-3480](#) WE Energies Easement across City property - Fire Station 1 and Parking Lot 13 - As part of a project to bury electric lines along St. Paul Avenue in the downtown area, WE Energies is requesting a 10 foot wide easement for the purpose of burying electric lines along the NW and NE lot lines of Parking Lot 13, and a 6 foot wide easement along the NE lot line of Fire Station 1, 130 W. St. Paul Avenue.

Attachments:

[Cover Sheet - WE Energies easement across City property](#)

[Fire Station 1 Easement draft with site plan](#)

[Parking Lot 13 detailed site plan](#)

[Parking Lot 13 easement document draft](#)

[Parking Lot 13 site plan with easement](#)

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.