



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, November 17, 2021

6:30 PM

Council Chambers, City Hall

I. Call to Order

Present 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells, and Schmitz

II. Pledge of Allegiance

III. Roll Call

Present 6 - Francoeur, Bartels, Keller, Reilly, Wells, and Schmitz

Excused 1 - Montiho

IV. Public Comment

V. Approval of Minutes

[ID#21-3055](#) Minutes for the meeting of October 27, 2021.

Attachments: [Minutes for the Meeting October 27, 2021](#)
[sign-in_10-27-21](#)

A motion was made by Mayor Reilly, seconded by Alderman Bartels, that the Minutes be approved. The motion carried by the following vote:

Aye: 4 - Francoeur, Bartels, Reilly and Schmitz

Absent: 2 - Montiho and Wells

Abstain: 1 - Keller

VI. Consent Agenda

A motion was made and seconded that the Consent Agenda items be approved. The motion passed unanimously.

[PC21-0153](#) Declaration of Surplus Land located at the southeast corner of Grandview Blvd. and I 94 - the City owns a 1.304 acre parcel which is predominately wetland at this location.

Attachments: [Declaration of Surplus Land-Grandview Blvd and I94 - Cover Sheet](#)
[Parcel 82 Waukesha Cty Airport Appraisal Report BOA ID-SOP-66](#)
[parcel 82 Waukesha County Airport](#)
[Exhibit A - Map Waukesha Cty Airport](#)

[PC21-0106](#) Certified Survey Map, The Glen at Standing Stone – Proposed CSM to dedicate a public street west of Tenny Ave., as part of the Glen at Standing Stone Development.

Attachments: [Glen at Standing Stone CSM Cover Sheet](#)
[PC21-0106 CSM Staff Reviews](#)
[2021-09-20 Attachment A](#)
[2021-09-20 Attachment E](#)
[Standing Stone Condo Area CSM-090921](#)

[PC21-0144](#) Certified Survey Map, Nev's Ink Inc, 2500/2510 W. Sunset Dr-

Attachments: [Nevs Ink 2500-2510 W Sunset Drive CSM Cover Sheet](#)
[CSM21-00014 Project Reviews 11-12-21](#)
[2021-10-22_2328.00 NEVS INK LANDSCAPE](#)
[2328.00 LANDSCAPE CHECKLIST 10.22.21](#)
[Application For Development Review With Checklist](#)
[Nev's Inc. \(Exterior Lighting Plan\)](#)
[Nev's Ink Building Plans](#)
[Nev's Ink color elevations](#)
[Nev's Ink Cover Letter](#)
[Nev's Ink CSM](#)
[2021-10-22 2328 NEVS INK CIVIL PLANS](#)

IX. Business Items

[PC21-0141](#) Minor Site Plan & Architectural Review, Housing Action Coalition, 1210 Sentry Drive– Proposal to relocate the dumpster enclosure from its previously approved location

Attachments: [Housing Action Coalition Overflow Shelter Dumpster Relocation Cover Sheet](#)
[Development Review Application signed](#)
[Dumpster Location Revision](#)
[Plan Commission Cover Letter](#)

motion to approve the relocated dumpster enclosure to be constructed with composite boards.

A motion was made by Alderman Bartels, seconded by Member Schmitz, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 4 - Bartels, Keller, Wells and Schmitz

Aye: 4 - Bartels, Keller, Wells and Schmitz

Absent: 1 - Montiho

Absent: 1 - Montiho

Abstain: 2 - Francoeur and Reilly

Abstain: 2 - Francoeur and Reilly

[PC21-0119](#) Certified Survey Map, Habitat for Humanity of Waukesha County, White Rock Avenue – Proposed one lot CSM for lands located on the east side of White Rock Ave.

- Attachments:** [Habitat for Humanity CSM Cover Sheet](#)
[CSM21-00012 Project Reviews 11-12-21](#)
[1.a PUD Application CL](#)
[1.B_CSM checklist - 9-21-2021](#)
[1.C_1432.00 CSM 9-21-21](#)
[2.a_1432-WI PRAIRIEVILLE VILLAGE CIVIL 09-24-21pdf](#)
[2.b_Prairieville Village checklists PEG 9-24-2021](#)
[3.a PUD Application Sept 2021 - Habitat](#)
[D.a_Village Color Elevation 1](#)
[D.b_Village Color Elevation 2](#)
[D.c_Village site plan color](#)
[Waukesha landscape checklist -Prairieville Village](#)
[1432.00 LANDSCAPE 9.30.21](#)
[1.a PUD Application CL \(1\)](#)

A motion was made by Mayor Reilly, seconded by Member Keller, that the certified survey map be approved with conditions. The motion carried by the following vote:

Aye: 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

Absent: 1 - Montihio

[PC21-0137](#) Final Site Plan and Architectural Review- Habitat for Humanity of Waukesha County, White Rock Avenue – Proposed residential development for Prairieview Village of 3 duplexes on 0.8121 acres located along the east side of White Rock Avenue.

Attachments: [Habitat for Humanity SPAR Cover Sheet](#)
[SPAR21-00054 Project Reviews 11-12-21](#)
[1.a_PUD Application CL \(1\)](#)
[1.a_PUD Application CL](#)
[1.B_CSM checklist - 9-21-2021](#)
[1.C_1432.00 CSM 9-21-21](#)
[2.a_1432-WI PRAIRIEVILLE VILLAGE CIVIL 09-24-21pdf](#)
[2.b_Prairieville Village checklists PEG 9-24-2021](#)
[3.a_PUD Application Sept 2021 - Habitat](#)
[1432.00 LANDSCAPE 9.30.21](#)
[D.a_Village Color Elevation 1](#)
[D.b_Village Color Elevation 2](#)
[D.c_Village site plan color](#)
[Waukesha landscape checklist -Prairieville Village](#)

A motion was made by Mayor Reilly, seconded by Member Keller, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

Absent: 1 - Montihó

[PC21-0129](#) Minor Site Plan and Architectural Review, Pick 'n Save, 1220 W Sunset Dr.
– Proposed installation of a trailer mounted security camera tower, to be placed in the parking lot.

Attachments: [Pick N' Save Camera Cover Sheet](#)
[SPAR21-00052 Project Reviews 11-12-21](#)
[Project Description](#)
[Product Info](#)
[Map](#)

Police Chief should talk to Pick n' Save representative regarding ability to mount cameras and still meet needs.

Hold until February meeting.

In February the Commission would like a report on the benefit of the unit, number of issues solved or discovered via the use of the camera.

A motion was made by Mayor Reilly, seconded by Member Francoeur, that this Site Plan & Architectural Review be held. The motion carried by the following:

Aye: 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

Absent: 1 - Montihó

[PC21-0143](#) Final Site Plan and Architectural Review, Nev's Ink Inc., 2500/2510 W. Sunset Dr. – Proposed construction of a new 3,600 sq. ft. warehouse building.

Attachments: [Final SPAR - Nev's Ink 2500 W. Sunset Drive Cover Sheet](#)
[SPAR21-00058 Project Reviews 11-12-21](#)
[2021-10-22 2328 NEVS INK CIVIL PLANS](#)
[2021-10-22_2328.00 NEVS INK LANDSCAPE](#)
[2328.00 LANDSCAPE CHECKLIST 10.22.21](#)
[Application For Development Review With Checklist](#)
[Nev's Inc. \(Exterior Lighting Plan\)](#)
[Nev's Ink Building Plans](#)
[Nev's Ink color elevations](#)
[Nev's Ink Cover Letter](#)
[Nev's Ink CSM](#)

A motion was made by Mayor Reilly, seconded by Alderman Bartels, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

Absent: 1 - Montihó

[PC21-0142](#) Final Site Plan & Architectural Review, Kwik Trip, River Valley Road – Proposed new Kwik Trip Store development at the corner of River Valley Road and Les Paul Pkwy, including a request to have the total width driveway openings for the site exceed 90 feet.

Attachments: [Kwik Trip #1219- Cover Letter](#)
[Project Reviews \(2\)](#)
[1219 Waukesha Canopy Elevation](#)
[1219 Waukesha Exterior Elevation](#)
[2021-10-19 Waukesha Sign Plan REV1](#)
[2021-10-20 Development Application-Kwik Trip-Village at Fox River-PC](#)
[20211020 raSmith Response Letter](#)
[Artificial Wetland Exemption Review Letter - EXE-SE-2020-68-02435](#)
[E1 Waukesha WI Les Paul \(1\)](#)
[KT 1219 Civil and Landscape Plans](#)
[Kwik Trip 1219 City Maintenance Agreement](#)
[Kwik Trip 1219 USLE Calc and Exhibit](#)
[LP1.0 Conceptual Landscape Plan \(1\)](#)
[SP1.0 Site Plan \(1\)](#)
[SP1.1 Site Key Note Plan \(1\)](#)
[SP1.2 Overall Site Plan \(1\)](#)
[SP1.3 Site Circulation Plan - Grocery Route \(1\)](#)
[SP1.4 Site Circulation Plan - Fuel Route \(1\)](#)
[SP2.0 Grading Plan \(1\)](#)
[SP2.1 DETAILED SIDEWALK GRADING PLAN](#)
[SP2.2 DETAILED SIDEWALK GRADING PLAN](#)
[SP3.0 Storm Sewer Plan \(1\)](#)
[SP4.0 Utility Plan \(1\)](#)
[SP5.0 Site Plan Details \(1\)](#)
[SP5.1 Site Plan Details \(1\)](#)
[SP6.0 LES PAUL PKWY CURB DETAILS](#)
[STH 59 CTH X Wtd Delin Rpt 8-12-15 reduced](#)
[SWP1.0 Erosion Control Plan \(1\)](#)
[SWP2.0 Erosion Control Details \(1\)](#)
[SWP3.0 Erosion Control Details \(1\)](#)
[SWP4.0 Erosion Control Details \(1\)](#)
[T1.0 Cover Sheet \(1\)](#)
[Transmittal - 00003](#)
[Waukesha Development Preliminary Site Plan - Wetland Exemption](#)

Allow reduced parking numbers and a wider driveway opening at 100'.

A motion was made by Mayor Reilly, seconded by Alderman Bartels, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

Absent: 1 - Montiho

[PC21-0147](#) Minor Site Plan & Architectural Review, Storage Tanks, 900 Gale Street – Proposed installation of two 50-ton liquid storage tanks.

Attachments: [900 Gale Cover Sheet](#)
[900 Gale Street Staff Reviews](#)
[Application for Liquid Storage Tanks](#)

Tank should not have lettering on the sides.

A motion was made by Mayor Reilly, seconded by Member Schmitz, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

Absent: 1 - Montiho

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.