



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes

Plan Commission

Wednesday, March 9, 2016

6:30 PM

Council Chambers, City Hall
Use lower level glass door.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 4 - Francoeur, Keller, Reilly, and Payne

Absent 1 - Bartels

IV. Approval of Minutes

[ID#16-351](#) Minutes for the meeting of February 24, 2016.

Attachments: [pcmn160224](#)

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

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

V. Consent Agenda

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

[PC16 -0007](#) Steven. C. Koch, Saylesville Road - Extra-Territorial Certified Survey Map

Attachments: [SKM_C454e16020112060](#)

[pcom160309 - Fire Dept. Comments - No Comment](#)

[Steven C. Koch CSM Cover Sheet](#)

[pcom160309 - Water Utility Dept. Comments](#)

[pc160309 - Eng. Dept. Comments - No Comments](#)

[PC16 -0008](#) Medico-Mart, Inc., 2323 Corporate Drive, Final Site Plan & Architectural Review

Attachments: [01 A0.0 Cover Sheet](#)
[02 SP1.0 Architectural Site Exhibits](#)
[03 L1.0 Landscape Plan](#)
[04 L1.1 Landscape Notes Details & Schedules](#)
[05 A1.0 Existing Building Plan](#)
[06 A1.1 Proposed Building Plan](#)
[07 A4.0 Elevations](#)
[08 C1.00 - Site Plan](#)
[09 C1.01 Grading & Erosion Control Plan](#)
[10 C1.02 - Demo Plan](#)
[11 C1.03 - Existing Survey](#)
[12 C5.00 - Construction Detail](#)
[13 C5.01 - Specifications](#)
[Medical Mart Exterior 20160128](#)
[Finishes.Gypsum Board.Painted.White.bump](#)
[Finishes.Gypsum Board.Painted.White](#)
[Finishes.Metal Framing Systems.Furring](#)
[Masonry.Unit Masonry.CMU.Stretch.Running](#)
[Medical Mart Exterior 20160128](#)
[ACAD-Base - Plan.dwg](#)
[Bluebeam PDF.pc3](#)
[Existing Base.dwg](#)
[Proposed Base.dwg](#)
[Proposed Base](#)
[pcom160309 - Fire Dept. Comments](#)
[Medico-Mart Cover Sheet](#)
[pcom160309 - Water Utility Dept. Comments](#)
[pc160309 - Eng. Dept. Comments](#)

[PC16 -0010](#) Mission Breakout LLC, 2335-2337 Silvernail Road - Conditional Use Permit

Attachments: [20160222144726882](#)
[pcom160309 - Fire Dept. Comments](#)
[Mission Breakout Cover Sheet](#)
[pcom160309 - Water Utility Dept. Comments - No Comments](#)
[pc160309 - Eng. Dept. Comments](#)

[PC16 -0016](#) Waukesha Memorial Hospital, 725 American Avenue - Certified Survey Map

Attachments: [S7332 CSM 2016](#)
[pcom160309 - Water Utility Dept. Comments](#)
[Waukesha Memorial CSM Cover Sheet](#)
[pc160309 - Eng. Dept. Comments](#)

VI. Business Items

[PC16 -0014](#) City of Waukesha Pump Station Control Buildings - Conditional Use

Attachments: [01- Overall site map](#)
[02- River Place Site Plan](#)
[03 - Waukesha Pump House Prototype Internal Generator](#)
[04 - Waukesha Pump House Prototype Internal Generator - ELEVATIONS COLOR](#)
[05 - MacArthur Site Plan](#)
[06 - Waukesha Pump House Prototype](#)
[07 - Waukesha Pump House Prototype - ELEVATIONS COLOR Binder1](#)
[pcom160309 - Fire Dept. Comments - No Comment](#)
[City of Waukesha Pump Stations Cover Sheet](#)
[pcom160309 - Water Utility Dept. Comments](#)
[pc160309 - Eng. Dept. Comments](#)

A motion was made by Hoppe, seconded by Payne, that this Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

[PC16 -0006](#) Mad Rooster Restaurant, NW Barstow & Bank Street - Preliminary Site Plan & Architectural Review

Attachments: [Mad Rooster Waukesha review - 020116 \(prelim\)](#)

[pcom160309 - Fire Dept. Comments](#)

[Mad Rooster Restaurant Cover Sheet](#)

[pcom160309 - Water Utility Dept. Comments](#)

[pc160309 - Eng. Dept. Comments](#)

A motion was made by Mayor Reilly, seconded by Keller, that this Preliminary Site Plan be approved with the conditions and that the architecture of the building be brought back for preliminary review. Work with staff to create a more urban design with regard to the barn details. The motion carried by the following vote:

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

[PC16 -0012](#) WI Independent Learning College, 1936 MacArthur Road - Conditional Use Permit

Attachments: [2016.WILC App for Review.Conditional Use Documents](#)

[WI Independent College Cover Sheer](#)

[pcom160309 - Water Utility Dept. Comments - No Comments](#)

[pc160309 - Eng. Dept. Comments](#)

A motion was made by Hoppe, seconded by Payne, that this Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

[PC16 -0011](#) Clinton Street Properties, 732-736 Clinton Street - Final Site Plan & Architectural Review

Attachments: [A1.0 Plan Commission](#)

[pcom160309 - Fire Dept. Comments](#)

[Clinton Street Cover Sheet](#)

[pcom160309 - Water Utility Dept. Comments - No Comments](#)

[pc160309 - Eng. Dept. Comments](#)

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

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

PC16 -0009 Culver's, 840 W. Sunset Drive - Final Site Plan & Architectural Review

Attachments: [15-093 Culvers sunset plans 3-18-16](#)
[15-093 light fixture 3-18-16](#)
[15-093 Waukesha addendum 2 3-17-16](#)
[15-093 Waukesha response letter 3-18-16](#)
[15-093 Waukesha WI approved set 3-7-2016](#)
[2015-093 Addendum 01 2-19-2016](#)
[2015-093 WI response 02-19-2016](#)
[2015-093 WI response 2_02-24-2016](#)
[Culvers Waukesha inc parapet calcs 3-18-2016](#)
[Transaction 2662586 Approval Ltr](#)
[pcom160413 - Water Utility Dept. Comments](#)
[pc160413 - Engineering Dept. Comments](#)
[Culver's Cover Sheet](#)

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

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

PC15 -0205 Courtyards at Prairie Song, Summit Avenue - PUD Amendment and Preliminary Site Plan & Architectural Review

Attachments: [REVISED 2-8-2016 submittal cover letter](#)
[REVISED 1452 Arts & Crafts \(Prairie Song-MUNICIPALITY\)](#)
[REVISED 1452 Arts & Crafts](#)
[REVISED 1458 Prairie Song \(Arts & Crafts\) MUNICIPALITY](#)
[REVISED site plan](#)
[pcom160309 - Fire Dept. Comments](#)
[Courtyards at Prairie Song Cover Sheet](#)
[pcom160309 - Water Utility Dept. Comments](#)
[pc160309 - Eng. Dept. Comments](#)

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

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

[PC16-0013](#) Fox Lake Circle Condominiums, Fox Lake Circle - PUD Amendment and Final Site Plan & Architectural Review

Attachments: [FOX LAKE CONDO 4 FAMILY UNIT](#)

[FoxLake_Base_UTILTY PLAN_C2](#)

[JPD Fox Lake Condos Landscape Set 20160211](#)

[JPD Fox Lake Rendering - Color Landscape Plan](#)

[FOX LAKE 3 FAMILY UNIT](#)

[FLV Gold and Taupe Color](#)

[pcom160309 - Fire Dept. Comments - No Comment](#)

[Fox Lake Condos Cover Sheet](#)

[pcom160309 - Water Utility Dept. Comments](#)

[pc160309 - Eng. Dept. Comments](#)

A motion was made by Francoeur, seconded by Mayor Reilly, that this Site Plan & Architectural Review be held in order for the developer to hold a neighborhood meeting. The revision should have a clear landscape plan with consideration of species and topography. The motion carried by the following vote:

Aye: 5 - Francoeur, Keller, Reilly, Payne and Hoppe

Absent: 1 - Bartels

VII. Director of Community Development Report

VIII. Adjournment