



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, November 19, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#25-02238](#) Minutes of October 22, 2025

Attachments: [PC Minutes - Draft 10-22-2025](#)
[Sign In Sheet 10-22-2025](#)

[ID#25-02530](#) Minutes of October 29, 2026

Attachments: [PC Minutes - Draft - 10-29-2025](#)

VI. Consent Agenda

Approval with Staff comments and conditions.

[PC25-0167](#) Minor Site Plan & Architectural Review - 1324 E. Moreland Blvd - A request to remove the balcony on the multifamily building and replace the doors used to access said balcony with new windows and siding to match. This building is in the Rm-1 Multifamily District.

Attachments: [City of Waukesha Cover Sheet- Minor SPAR, 1324 E Moreland Blvd](#)
[Project Cover Letter](#)
[Application Deck Demo, Siding and Window Installation-1324 E Moreland Blvd.](#)
[Engineering Plan Check List](#)
[Plans for Deck Demo, Siding and Window Installation-1324 E Moreland Blvd, W](#)

Robin Grams

[PC25-0170](#)

Minor Site Plan & Architectural Review - 437 E. North Street - Request remove the stucco siding around the second story and replace with LP siding and trim on this commercial building located in the B-2 Central Business District. Charlie Griffith

Attachments:

[City of Waukesha Cover Sheet - 437 E. North St.](#)

[Project Staff Reviews - SPAR25-00055](#)

[20251106_SPAR25-00055_Engineering Concurrence Letter](#)

[Building Elevations - 437 E. North St., 10-22-25](#)

Charlie Griffith

[PC25-0171](#)

Minor Site Plan & Architectural Review - 601 N. Grand Avenue - Request repair the foundation and replace the exterior entrance porch with a new deck and stairs on the B-4 Professional Office and Business District

Attachments:

[City of Waukesha Cover Sheet -Minor SPAR 601 Grand Avenue](#)

[601 N Grand Plan Commission Plans 10 20 2025](#)

[City Department Review Comments - minor SPAR 601 N Grand](#)

Doug Koehler

VII. Business Items

[PC25-0169](#)

Minor Site Plan & Architectural Review - 3011 Saylesville Road – Request from Momentum Early Learning to install a new fence to enclose the playground area at the childcare center located in the B-3 General Business district.

Attachments:

[City of Waukesha Cover Sheet -3101 Saylesville Road](#)

[Site Plan & Rendering - Momentum Early Learning - Fence Approval 11-19-25](#)

[Applicant Letter - Momentum Early Learning - Fence Approval 11-19-25](#)

[Plan Commission Application - Momentum Early Learning - Fence Approval VF](#)

[20251113_3011 Saylesville Road-SPAR25-00054_Engineering Concurrence Letter](#)

[Project Staff Reviews - SPAR25-00054](#)

Charlie Griffith

[PC25-0173](#) Minor Site Plan & Architectural Review - 2110 E. Moreland Blvd - Request to make changes to the parking lot to add a drive thru queue lane for a Dunkin' drive thru window at the east end of the building the B-5 Community Commercial District.

Attachments: [City of Waukesha Cover Sheet- Minor SPAR, 2110 E Moreland Blvd](#)
[Waukesha - Moreland - Site Photos](#)
[20251107_SPAR25-00057_MSA Review Letter](#)
[APPL PC Development Review Application - 010125](#)
[Waukesha - Moreland - Architectural Site Plan](#)
[Waukesha - Moreland - Engineered Site Plan](#)
[Waukesha - Moreland - Narrative](#)

Robin Grams

[PC25-0148](#) Minor Site Plan & Architectural Review - 375 W. Main Street - A request from Cityscape Architecture to approve modified plans for a façade renovation to the building located in the B-2 Central Business district.

Attachments: [City of Waukesha Cover Sheet - 375 W. Main St November Revision](#)
[Updated Elevations and Renderings - 375 W. Main St., 11-19-25](#)
[20251112_SPAR25-00044_375 W Main Street Facade Improvments Engineer](#)
[Photos - 375 W. Main St., 11-19-25](#)
[Project Staff Reviews - SPAR25-00044](#)

Charlie Griffith

Legislative History

9/24/25 Plan Commission approved

[ID#25-02431](#) Zoning Code Update – Review of the DRAFT Design Standards, Development Standards, Access and Mobility Standards, Landscape and Natural Resource Standards, and Sign Standards – An opportunity for Commissioners, Council Members, and others in attendance to provide input on the recommendations for the Zoning Code Update.

Attachments: [City of Waukesha Cover Sheet - Design, Development, Access, Landscape, an](#)
[04 - General Development Standards - 10-29-25 PC Review Draft](#)
[05 - Building Design Standards - 10-29-25 PC Review Draft](#)
[06 - Access and Mobility Standards - 10-29-25 PC Review Draft](#)
[07 - Landscape and Natural Resource Standards - 10-29-25 PC Review Draft](#)
[10 - Sign Standards - 10-29-25 PC Review Draft](#)

Charlie Griffith

VIII. Director of Community Development Report

IX. 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. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).