



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final

### Plan Commission

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Wednesday, September 25, 2024

6:00 PM

Council Chambers, City Hall

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#24-10591](#) Minutes of August 28, 2024

**Attachments:** [PC Minutes - Draft 8-28-2024](#)  
[Sign In Sheet - 8-28-2024](#)

VI. Consent Agenda

*Approval with staff and Commission comments and conditions*

[PC24-0582](#) Minor Site Plan & Architectural Review – 121 Wisconsin Avenue, Adaptive Community Approach Program Inc. – A request to approve plans for a new storage shed to be constructed in the First United Methodist Church parking lot to serve as storage for ACAP programming which operates out of space at the church.

**Attachments:** [Cover Sheet - ACAP Shed](#)  
[121 Wisconsin Avenue - ACAP Shed Construction 1st review 09.08.2024](#)  
[ACAP Cover Letter - Adaptive Community Approach Program, 121 Wisconsin A](#)  
[Site Plan from Aerial Photo - Adaptive Community Approach Program, 121 Wis](#)  
[Project Reviews - SPAR24-00047](#)  
[Shed Details - Adaptive Community Approach Program, 121 Wisconsin Ave. - 9](#)  
[Site Plan - Adaptive Community Approach Program, 121 Wisconsin Ave., 9-25-](#)

*Charlie Griffith*

[PC24-0584](#) Final Site Plan & Architectural Review – 556-558 Northview Road – A request to approve plans to construct a 5,600 sq. ft. addition to the hangar at 556-558 Northview Road.

**Attachments:** [Cover Sheet- Final SPAR, 556-558 Northview Road](#)  
[APPL PC Review Application](#)  
[REV 1 Site Grading Erosion Control Hangar Addition\\_Waukesah Co Airport](#)  
[Development Checklists 2024 Hangar Addition](#)  
[Elevations Architectural Plans - Hangar Addition\\_Waukesha Co Airport REV 1](#)

*Robin Grams*

[PC24-0585](#) Final Site Plan & Architectural Review – 351 W Main Street – A request to approve plans for 6 apartment units on the second floor of the building at 351 W. Main Street. This item was previously approved at the January 27, 2021, Plan Commission meeting, the plan approval has since expired.

**Attachments:** [Cover Sheet -Final SPAR 351 W. Main St Smart Assesst](#)  
[City Department Review Comments - 351 W Main Street](#)  
[PC Development Review Application - 2nd floor Alteration 351 Main St.](#)  
[Elevations & Arch Plans - 2nd Floor Alteration 351 Main St.](#)

*Doug Koehler*

## VII. Public Hearing

[PC24-0583](#) Conditional Use Permit – 1134 Lawndale Avenue, K9 Style Pet Grooming – A request to allow a pet grooming business to operate as a home business in the Rs-3 Single Family zoning district at 1134 Lawndale Avenue.

**Attachments:** [Cover Sheet- CUP 1134 Lawndale Avenue](#)  
[Conditional Use Permit Application](#)  
[Application for Development Review](#)  
[photos - property diagram](#)

*Robin Grams*

[PC24-0593](#) Conditional Use Permit – 1925 E Main Street, JP Autonation LLC. – A request to allow an automobile sales business to operate in the B-5 Community Business district at 1925 E Main Street.

**Attachments:** [Cover Sheet - J.P. Autonation](#)  
[Conditional Use Permit Application. JP Autonation, 1925 E. Main St., 9-25-24](#)  
[Site Plan and Floor Plan. JP Autonation, 1925 E. Main St., 9-25-24](#)  
[Project Reviews - CU24-00013](#)

*Charlie Griffith*

## VIII. Action on Public Hearing

[PC24-0583](#) Conditional Use Permit – 1134 Lawndale Avenue, K9 Style Pet Grooming – A request to allow a pet grooming business to operate as a home business in the Rs-3 Single Family zoning district at 1134 Lawndale Avenue.

**Attachments:** [Cover Sheet- CUP 1134 Lawndale Avenue](#)  
[Conditional Use Permit Application](#)  
[Application for Development Review](#)  
[photos - property diagram](#)

*Robin Grams*

[PC24-0593](#) Conditional Use Permit – 1925 E Main Street, JP Autonation LLC. – A request to allow an automobile sales business to operate in the B-5 Community Business district at 1925 E Main Street.

**Attachments:** [Cover Sheet - J.P. Autonation](#)  
[Conditional Use Permit Application. JP Autonation, 1925 E. Main St., 9-25-24](#)  
[Site Plan and Floor Plan. JP Autonation, 1925 E. Main St., 9-25-24](#)  
[Project Reviews - CU24-00013](#)

*Charlie Griffith*

## IX. Business Items

[PC24-0587](#) Final Site Plan & Architectural Review – 2001 S Prairie Avenue, Weldall– A request to approve plans for a reconstruction of the parking lot, along with improvements to the storm water management facilities at the industrial site at 2001 S Prairie Avenue.

**Attachments:** [Cover Sheet- Final SPAR, 2001 S Prairie Avenue](#)  
[WeldAll\\_SWMP Report](#)  
[Development Review Signed](#)  
[Engineering Plan Checklist \(Attachment A\)](#)  
[Site, Grading and Drainage Checklist \(Attachment B\)](#)  
[SWMP Checklist \(Attachment C\)](#)  
[WeldAll - Storm Sewer](#)  
[WeldAll\\_Cover Memo](#)  
[WeldAll\\_SWMA](#)  
[2024-08-26 Weldall - Civil Plans](#)

*Robin Grams*

[PC24-0590](#)

Minor Site Plan & Architectural Review – 711 W Moreland Blvd., Bridging Better Smiles – A request to approve plans to update the façade of the building at 711 W Moreland Blvd.

**Attachments:**

[Cover Sheet - Bridging Brighter Smiles](#)

[Project Reviews - SPAR24-00048](#)

[Cover letter bridging brighter smiles 711 w moreland 724](#)

[Elevatiuons. Bridging Brighter Smiles. 711 W. Moreland Blvd., 9-15-2024](#)

[LANDSCAPE PLAN Bridging Brighter Smiles 711 w moreland 724](#)

*Charlie Griffith*

[PC24-0576](#) Final Site Plan & Architectural Review and PUD Review - Final Site Plan & Architectural Review and PUD Review - 130 Delafield Street including Parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305459 – A request from Mandel Group to approve final site plan and architectural review for a 219 Unit multi-family development in two buildings on approximately 5.01 acres of land along the west side of Delafield Street north of Madison Street.

**Attachments:**

[Cover Sheet - Final SPAR Mandel Apartments, 130 Delafield street](#)

[Delafield Street Apartments - Cover Letter for Sept. 25, 2024 meeting Mandel](#)

[01. Final Site & Arc Review Cover Letter - 20240730](#)

[02. Delafield Final Site & Architectural Review 6-28-24](#)

[03. Delafield St Apts Trip Gen Comparison - 20240418](#)

[03a. Landscaping Plans - Color Site Plan](#)

[03b. Landscaping Plans - 20240719](#)

[03c. Tree Removal Plan - 20240722](#)

[04a. Development Review Application - 070224](#)

[04b. Development Checklists - 20240730](#)

[05. Delafield Apt TIA Addendum 1 - 20240809 FINAL SITE PLAN](#)

[05a. Civil Plans - 20240809](#)

[05b. Site Lighting - 20240626](#)

[06a. Delafield St. SWMP - 20240719](#)

[06b. SWMA DRAFT - 20240719](#)

[07a. Delafield St Apt TIA - 20240531 Revision](#)

[07b. Delafield St Apts Trip Gen Comparison - 20240418](#)

[08. DNR Artificial Exemption Determination - 20240325](#)

[09. USACE Determination Letter - 20240313](#)

[10. Erosion Control and Stormwater Management Permit Application](#)

[11. Response to Staff Comments](#)

[12. PUD Cover Letter - 20240730](#)

[13. Zoning Comparison](#)

[14. Rezoning Petition - 130 Delafield Street](#)

[City Department Review Comments rezoning Delafield Street](#)

[City Department Review Comments SPAR Delafield Apartments](#)

[Delafield Street Apartment Project introduction letter](#)

[FINAL 20.0158728.00 Geotechnical Eng Rpt Waukesha WI 4-30-24](#)

[Phase 1 ESA - 20240326](#)

[PUD request and rezoning petition - Clerk Office stamped recieved](#)

*Doug Koehler*

**Legislative History**

8/28/24

Plan Commission

held

## X. Director of Community Development Report

[ID#24-10568](#) Review Updated Housing Study

**Attachments:** [2024 Waukesha Housing Study](#)

## 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. 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).