



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final

### Plan Commission

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Wednesday, May 25, 2022

6:30 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#22-4160](#) Minutes of April 27, 2022

**Attachments:** [Plan Commission Minutes 4-27-2022](#)  
[Sign In Sheet 4-27-2022](#)

VI. Consent Agenda

[PC22-0242](#) Certified Survey Map – 404 W. Main Street. - Proposed 1-lot CSM located at 404 W. Main Street where Lot 1 is 0.129 acres and will included the buildings addressed 404, 400, and 396 W. Main Street on the same lot.

**Attachments:** [Cover Sheet -CSM - 404 W. Main St. - J. Dufek](#)  
[Application Form and CSM](#)  
[Dufek CSM Letter](#)  
[Project Reviews - Mainstream CSM 5-16-22](#)  
[CSM - PS Waukesha 5416](#)

*Robin Grams*

[PC22-0241](#) Final Site Plan & Architectural Review - ProHealth Care, Waukesha Memorial Hospital NICU Renovation and Expansion, 725 American Avenue - Request for final approval of the 2,300 sq. ft. addition to the 3rd floor to be constructed on the 2nd floor roof near the hospital entrance.

**Attachments:** [Cover Sheet - Final SPAR - ProHealth NICU Expansion](#)  
[Application - Final SPAR](#)  
[PHC-WMH NICU Plan](#)  
[Staff Comments WMH NICU plan](#)

*Doug Koehler*

[PC22-0243](#) Minor Site Plan & Architectural Review - Good Times Summer Day Camp, 443 Merrill Hills Road. Proposed addition and renovations to the existing building including a 689 sq. ft. addition on the first floor as well as a vertical expansion of 2,859 sq. ft. above the existing building.

**Attachments:** [Cover Sheet - Minor SPAR - Good Times Daycamp.](#)  
[2022-04-25 GTSDC Project Letter](#)  
[GTSDC ADDITION - SITE & ARCHITECTURAL PLANS](#)  
[Project Reviews - Good Times Daycamp SPAR22-00014. 5-18-22](#)

*Charlie Griffith*

[PC22-0246](#) Minor Site Plan & Architectural Review - 809 Philip Drive – Proposed new Overhead Door Installation and new pavement for driveway to the proposed door on the west side of the building adjacent to an existing overhead door.

**Attachments:** [809 Phillip Dr. Minor SPAR- Cover letter](#)  
[Gund- Kotze permit plan](#)  
[The Gund Co. Overhead Door Development Review Letter.bound](#)  
[staff Comments 809 Philip](#)

*Robin Grams*

## VII. Business Items

[PC22-0222](#) Plan Commission Consultation – Summit Field and Springs at Meadowbrook – Conceptual plan review of a proposed 320 Unit apartment project the Springs at Meadowbrook, as part of the Summit Field development to also include 56 single-family lots, and a conservancy area on approximately 63 acres of undeveloped land located along the north side of Summit Avenue between Meadowbrook Road and Maple Way.

**Attachments:** [Cover Sheet - Consultation - Summit Field and Springs at Meadowbrook](#)  
[Springs at Meadowbrook - Consultation Application](#)  
[C665 Concept Review Summit Field - Springs at Meadowbrook](#)  
[05 09 22 Waukesha CSP](#)  
[MP-CONCEPT\\_Summit Ave\\_Meadowbrook Rd\\_NEC\\_D1-1.9](#)  
[Department Comments Summit Field and Springs at Meadowbrook consultation](#)

*Doug Koehler*

[PC22-0244](#) Final Site Plan & Architectural Review – Groh Water Technologies LLC., 2417 Pewaukee Road - Proposed outdoor equipment storage lot in front of the building at 2417 Pewaukee Road.

**Attachments:** [Cover Sheet -Final SPAR - 2417 Pewaukee Rd. - Groh Water](#)  
[Groh Water Fence Quote](#)  
[Groh Water Landscape Plan](#)  
[Groh Water Site Plan 2](#)  
[Site Plan for fence addition](#)  
[Project Reviews SPAR21-00059. Groh Water 2417 Pewaukee Road](#)

*Jennifer Andrews*

[ID#22-4116](#) Sign Variance - Tallgrass HOA – A request from the Tallgrass HOA to place a subdivision sign at the entrance to the subdivision near the intersection of Highfield Road and Fairlawn Way.

**Attachments:** [Tallgrass., Sign Variance- Cover Letter](#)  
[Tallgrass - Sign Appeal](#)  
[Tallgrass Subdivision- Permanent Sign Permit](#)

*Jennifer Andrews*

[ID#22-4188](#) Comprehensive Plan, Public Participation Plan - Review and make a recommendation to Common Council on a proposed resolution outlining the public participation plan for the 2022 Comprehensive Plan Update

**Attachments:** [Cover Sheet - Comp Plan Public Participation Plan Resolution](#)  
[Comprehensive Plan Update Participation Plan Resolution Final Version](#)

*Jennifer Andrews*

[ID#22-4208](#) Waukesha Strong Mural - 921 Friedman Dr. - Recommendation from the Public Art Advisory Committee

**Attachments:** [Cover Sheet - Comp Plan Public Participation Plan Resolution](#)  
[APPL-ART PROJECT](#)  
[Waukesha Strong Mural- Final](#)  
[Comprehensive Plan Update Participation Plan Resolution Final Version](#)

*Jenifer Andrews*

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.