



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final-revised

### Plan Commission

---

Wednesday, February 25, 2026

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#26-02900](#) Minutes of January 28, 2026

**Attachments:** [PC Minutes - Draft 1-28-2026](#)  
[Sign In Sheet - 1-28-2026](#)

[ID#26-03069](#) Minutes of February 11, 2026

**Attachments:** [PC Minutes - Draft 2-11-2026](#)  
[Sign In Sheet - 2-11-2026](#)

VI. Consent Agenda

*Approval with Staff comments and conditions.*

[PC26-0008](#) Certified Survey Map - Prairie Song Dr (WAKC098835 & 0988136) – A request to approve a One Lot CSM on 4.0295 acres of land proposed for residential development at the southwest corner of summit Avenue and Prairie Song Drive in the Rm-2 PUD Multi-Family Residential Planned Unit Development District.

**Attachments:** [City of Waukesha Cover Sheet - Prairie Song Courtyards CSM](#)  
[Draft Certified Survey Map, Prairie Song Courtyards. 2-25-26](#)  
[Prairie Song Courtyards-CSM-020326\\_MSA Review 2-12-2026\\_FLAT](#)  
[Project Staff Reviews - CSM26-00001 2-17-26](#)

*Charlie Griffith*

VII. Business Items

[PC26-0002](#) Consultation - 222 W. St. Paul Avenue - A request to discuss potential plans business model for a proposed improvements to the currently vacant portion of the building located at 222 W St Paul Avenue under the B-3 General Business District. This item is an opportunity for discussion between the developer and the Plan Commission; no formal action will be taken on the plans at this meeting.

**Attachments:**

[City of Waukesha Cover Sheet- Consultation, 222 W St Paul Ave](#)  
[Cover Letter](#)  
[Elevations and Architectural Plans - St Paul Place, 222 W St Paul Ave, Waukesha](#)  
[Renderings - Current Exterior of Building-compressed](#)  
[Renderings - Current Interior of Building-compressed](#)  
[Warehouse-Suite-Layouts](#)

*Robin Grams*

[PC26-0003](#) Final Site Plan & Architectural Review, 2600 Summit Avenue, Montessori School of Waukesha – A request to approve final plans for a 14,000 sq.ft. building addition and new parking lot to the west side of the Montessori School along University Drive in the I-1 Institutional District.

**Attachments:**

[City of Waukesha Cover Sheet-Final SPAR 2600 Summit Avenue Montessori at](#)  
[City Department Review Comments - Montessori SPAR](#)  
[2026-01-26-230187600-Sealed Civil Plans](#)  
[2026-01-26-230187600-Sealed SWM Report](#)  
[20260210 Montessori School Addition MSA Review](#)  
[230187600 - Sheet - A1.0 - OVERALL & LIFE SAFETY PLANS](#)  
[230187600 - Sheet - A1.1 - ENLARGED LOWER LEVEL PLAN](#)  
[230187600 - Sheet - A1.2 - ENLARGED UPPER LEVEL SOUTH WING PLAN](#)  
[230187600 - Sheet - A1.3 - ENLARGED UPPER LEVEL WEST WING PLAN](#)  
[230187600 - Sheet - A1.4 - DUMPSTER ENCLOSURE](#)  
[230187600 - Sheet - A1.4A - STORAGE & DUMPSTER ALTERNATE](#)  
[230187600 - Sheet - A2-1 - EXTERIOR ELEVATIONS](#)  
[Stormwater Easement Exhibit](#)  
[MSOW renderings](#)  
[Project Narrative](#)

*Doug Koehler*

[PC26-0005](#) Final Site Plan & Architectural Review, 1808 Silvernail Road, UW Credit Union – A request to approve final plans for a new 5,200 sq.ft. credit union building to be constructed at the northwest corner of Silvernail Road and N Grandview Blvd. in the B-5 Community Business District.

**Attachments:** [City of Waukesha Cover Sheet - UW Credit Union](#)  
[Applicant Cover Ltr - UWCU Branch 1808 Silvernail Rd. - 260126](#)  
[20260210\\_SPAR25-00066-UW Credit Union, 1808 Silvernail Road\\_MSA Review](#)  
[Storm Sewer Calcs - UWCU Branch 1808 Silvernail Rd. - 260126](#)  
[Final SPAR Drawings - UWCU Branch 1808 Silvernail Rd - 260126](#)  
[Light Fixture Cut Sheets - UWCU Branch 1808 Silvernail Rd. - 260126](#)  
[Project Staff Reviews - SPAR26-00002 2-17-26](#)

*Charlie Griffith*

[PC26-0006](#) Final Site Plan & Architectural Review, 400 Wilmont Drive, Superior Crane Corporation – A request to approve final plans for a new 31,234 sq. ft. industrial building to replace the current building at 400 Wilmont Drive, a 122 foot wide driveway opening is also proposed to safely accommodate the oversized product moving in and out of the facility located in the M-2 General Manufacturing District.

**Attachments:** [City of Waukesha Cover Sheet- Final SPAR, 400 Wilmont Drive](#)  
[Superior Crane Civil Plan Set 02-12-26](#)  
[Photometrics -Superior Crane- 400 Wilmont- 012626](#)  
[Plan App Cover LetterSuperior Crane- 400 Wilmont- 012626](#)  
[Plans-Superior Crane - 400 Wilmont dr - 012626](#)  
[Project Reviews- Superior Crane, 400 Wilmont Drive](#)  
[SPAR26-00003\\_400 Wilmont Dr Superior Crane\\_MSA Review Comments](#)

*Robin Grams*

[ID#26-02939](#) Sign Appeal - 3011 Saylesville Road, Momentum Daycare – A request to approve the location of a proposed sign at less than the 10-foot minimum set back from the right-of-way along Saylesville Road in the B-3 General Business District.

**Attachments:** [City of Waukesha Cover Sheet- Sign Appeals, 3011 Saylesville Road](#)  
[Momentum-Monument Sign-Proof 9](#)  
[momentum sign placement](#)

*Robin Grams*

[ID#26-03015](#) Review and possible action on a request from Mandel Group to extend the Plan Commission approval deadline for pulling building permits and commencing construction for the approved 219 unit multi-family development located at 130 Delafield Street, Tax Key WAKC1305459.

**Attachments:** [City of Waukesha Cover Sheet - Mandel Extension Request](#)  
[130 Delafield St - Extension of Approvals Request 20260210](#)

*Doug Koehler*

#### 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).