



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final-revised

### Plan Commission

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Wednesday, July 27, 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#22-4534](#) Meeting Minutes of June 22, 2022

**Attachments:** [pcmn 6-22-22](#)  
[Sign In Sheet - 6-22-22](#)

VI. Consent Agenda

[PC22-0261](#) Minor Site Plan & Architectural Review – 331 W. Sunset Dr - KFC -  
Proposed modifications to the site and architecture of the existing  
Kentucky Fried Chicken at 331 W. Sunset Drive.

**Attachments:** [331 W. Sunset, KFC, Minor SPAR- Cover Letter](#)  
[Minor SPAR, 331 W Sunset](#)  
[SL101](#)  
[331 W Sunset- Project Reviews](#)  
[Construction Drawings](#)  
[Elevations - Revision 1](#)  
[Gooseneck Lighting \(3\)](#)

*Robin Grams*

[PC22-0268](#) Extraterritorial Certified Survey Maps – Poplar Creek Town Center – Bluemound Road/Barker Road – Proposed series of three CSMs over 20.91 acres of land at the northeast corner of Bluemound Road and Barker Road. CSM 1 is for three lots and one outlet on 20.91 acres. CSM 2 is a four lot redivision of Lot 1 of the previous CSM, and CSM 3 is a 2 outlet redivision of Outlet 1 on the first CSM.

**Attachments:** [Poplar Creek, Extra-territorial CSM- Cover Letter](#)  
[Application for Development Review](#)  
[Certified Survey Map Checklist](#)  
[Copy of Check for CSM Extra-Ter. Jurisdiction Review](#)  
[Cover Letter to D. Koehler \(6-24-22\)](#)  
[PC-02R3-CSM 1](#)  
[PC-02R3-CSM 2](#)  
[PC-02R3-CSM 3](#)  
[Poplar Creek CSM- Project Reviews](#)  
[Poplar Creek Grading Plan CJE1350-02R20](#)

*Robin Grams*

[PC22-0276](#) Certified Survey Map – Paramount Dr. Parking Lot, Wilde Autos Inc. – Proposed one lot CSM on approximately 2.9919 acres of land used by Wilde Autos Inc. for employee parking and vehicle storage.

**Attachments:** [Cover Sheet - CSM, Wilde Auto overflow lot on Paramount Dr](#)  
[Project Reviews - Paramont CSM](#)  
[S8072 CSM SHEET 1-4](#)  
[Tax Key Info](#)

*Charlie Griffith*

## VII. Open Public Hearing

[PC22-0267](#) Conditional Use Permit - The Tap Yard, 1150 W. Sunset Drive – Request to revise and renew a conditional use permit operate an outdoor beer garden on an empty building site in the Shoppes at Fox River Shopping Center.

**Attachments:** [Cover Sheet - Tap Yard Waukesha Conditional Use Permit](#)  
[Conditional Use Permit Application - Tap Yard Waukesha 2022](#)  
[Project Reviews - Tap Yard 2022 CU22-00009](#)  
[Tap Yard Site Plans and Photos](#)  
[The Tap Yard description](#)  
[Waukesha Primetime Events Lease - Signed](#)

*Charlie Griffith*

**VIII. Acton on Public Hearing**

[PC22-0267](#) Conditional Use Permit - The Tap Yard, 1150 W. Sunset Drive – Request to revise and renew a conditional use permit operate an outdoor beer garden on an empty building site in the Shoppes at Fox River Shopping Center.

**Attachments:** [Cover Sheet - Tap Yard Waukesha Conditional Use Permit](#)  
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[Tap Yard Site Plans and Photos](#)  
[The Tap Yard description](#)  
[Waukesha Primetime Events Lease - Signed](#)

*Charlie Griffith*

**IX. Business Items**

[PC22-0274](#) Minor Site Plan & Architectural Review - 3041 Summit Ave, William Oliver Youth Sports Complex - The Waukesha County Community Foundation, in memory of Jackson Sparks, is proposing enhancements to the sports complex including a memorial plaza, a synthetic turf field with LED lighting, and concrete dugouts, AV equipment, and a viewing deck.

**Attachments:** [Cover Sheet - Minor Site Plan and Archtiectural Review. Oliver Park 3041 Sum](#)  
[Application - 3041 Summit Ave](#)  
[Applicaton Modification](#)  
[Dept. Review Comments - Oliver Park Sparks Complex](#)  
[Proposal Letter](#)  
[Site Plan and Rendering](#)

*Doug Koehler*

[PC22-0269](#) Certified Survey Map – 1032 Baxter Street, Water Utility Site – Proposed two lot and two outlot CSM on approximately 0.207 acres of land used by the Water Utility as a well site

**Attachments:** [1032 Baxter St CSM- Cover Letter](#)  
[1032 Baxter CSM- Project Reviews](#)  
[2022-06-21 Baxter St CSM Draft](#)

*Robin Grams*

[PC22-0275](#) Declaration of Surplus Land – 1032 Baxter Street – Consider that the former Water Utility well site at 1032 Baxter Street, be determined to be surplus land and made available for disposition.

**Attachments:** [1032 Baxter St Declaration of Surplus- Cover Letter](#)  
[1032 Baxter CSM- Project Reviews](#)  
[2022-06-21\\_Baxter St CSM Draft](#)

*Robin Grams*

[PC22-0270](#) Final Site Plan & Architectural Review – 1005 Spring City Drive – Advocate Aurora Health – Proposed site revisions to the property at 1005 Spring City Drive to accommodate a future medical clinic in the existing building.

**Attachments:** [Cover Sheet - Final SPAR -Advocate Aurora Clinic 1005 Sentry Drive](#)  
[2022-06-10 AAMG SW Waukesha Civil Engineering Set](#)  
[20220307 Alta-Topo 2056](#)  
[AHC SW Waukesha - Civil Permit Documents\\_Combined](#)  
[Dept Review Comments 1005 Spring City Drive](#)  
[Landscape Plan Set](#)

*Doug Koehler*

[PC22-0271](#) Final Site Plan & Architectural Review – 201 Sentry Drive – Miro Tool – Proposed 14,500 sq. ft. addition to their facility at 201 Sentry Drive to connect two southern buildings together with additional warehouse and manufacturing space.

**Attachments:** [201 Sentry Drive, Miro Tool- Cover Letter](#)  
[! AAi Cover - Miro](#)  
[!! City of Waukesha - Application for Development Review SIGNED 2022.6.20](#)  
[!!! Plan Commission Submittal Set 2022.6.20](#)  
[0 P-02201 TITLE SHEET](#)  
[4 P-02201 AS01 ARCHITECTURAL SITE PLAN](#)  
[8 P-02201 A200 ELEVATIONS](#)  
[201 Sentry Drive- Project Reviews](#)

*Robin Grams*

[PC22-0272](#)

Rezoning Petition – 1800 W St. Paul Avenue - Request to amend the zoning district for 0.99 acres of Land at 1800 W St. Paul Avenue from M-1 General Manufacturing District to the MM-1 Mixed Use Manufacturing District.

**Attachments:**

[Cover Sheet - Milwaukee Cycles Rezoning](#)

[Cover Letter from applicant - Rezoning](#)

[Petition for Rezoning](#)

[Project Reviews RZ22-00005 1800 W. St. Paul Ave. Rezoning](#)

[Re-Zoning Ordinance - 1800 W. St. Paul Ave.](#)

*Charlie Griffith*

## X. Director of Community Development Report

## 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.