



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, November 15, 2023

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#23-7890](#) Minutes of October 25, 2023

Attachments: [PC Minutes 10-25-2023](#)
[Sign In Sheet - 10-25-2023](#)

VI. Consent Agenda

Approval with Staff comments and conditions

[PC23-0462](#) Minor Site Plan and Architectural Review – 801 N. East Avenue - The developer has requested minor changes to the exterior of the 9-story building to include the replacement of all windows and infill panels.

Attachments: [Cover Sheet - East Terrace Apartments](#)
[20220400 - East Terrace Apartments - Exterior Elevations - 11-15-23](#)
[20220400 - WHPC East Terrace - Midnight Blue Rendering](#)
[Project Reviews - SPAR23-00044](#)

Charlie Griffith

[PC23-0467](#) Minor Site Plan and Architectural Review – 800 Venture Court, Z.T. Distribution – Z.T. Distribution would like to install a new 700 sq.ft. concrete pad to support a 12,000 gal fuel tank behind the building at 800 Venture Court, and add a motorized gate near the driveway entrance to prohibit unwanted vehicle traffic on the property.

Attachments: [Cover Sheet - 800 Venture Court Minor SPAR](#)
[2023 City Of Waukesha Review Ap](#)
[Fuel Tank Details](#)
[Swing Gate Details](#)
[Staff Comments - 800 Venture Ct Minor SPAR](#)

Doug Koehler

[PC23-0466](#) Certified Survey Map – 2720 N. Grandview Blvd. - A request to create a 2 lot CSM where the existing Panda Express store will be on the 0.6321 acre Lot 2, with the multi-tenant building on the remaining 1.7537 acre Lot 1 at the southeast corner of Silvernail Road and Grandview Blvd.

Attachments: [Cover sheet - Certified Survey Map2720 N Grandview](#)
[CSM Application](#)
[2720 N Grandview, CSM- Project Reviews](#)
[5098.00_CSM-Sheets 1-6](#)

Robin Grams

[PC23-0465](#) Certified Survey Map – 1733 Manhattan Dr., 1530, 1538, 1560, and 1570 E. Moreland Blvd. – A request from Lithia Real Estate Inc. to approve a 1-lot CSM over 4.485 acres of land in anticipation of the future development of a new Subaru Dealership.

Attachments: [Cover Sheet - Lithia Subaru CSM](#)
[LS-CSM Draft 9-14-23](#)
[Project Reviews - CSM23-00013](#)

Charlie Griffith

[PC23-0472](#) Certified Survey Map – 704 N. Grand Avenue. – A request from KEBB CS-WA LLC. to approve a 1-lot CSM over 0.860 acres of land in anticipation of the future development of a new Cobblestone Hotel at the northwest corner of N. Grand Avenue and Wisconsin Avenue.

Attachments: [Cover Sheet -Certified Survey Map 704 N Grand Avenue](#)
[Application for Development Review-Signed](#)
[2023-10-03 CSM for review](#)
[Project Narrative](#)
[Staff Comments - CSM 704 N Grand](#)

Doug Koehler

VII. Business Items

[PC23-0463](#) Minor Site Plan and Architectural Review – 900 Silvernail Road, Scenic Self Storage Expansion - A request from Scenic Self Storage to remove the masonry between the garage door as required by the Plan Commission during the recent approval for expansion of the business by the construction of 3 new self-storage buildings on the vacant lot, owned by Scenic Self Storage, to the east of the current business

Attachments: [Cover Sheet - Scenic Self Storage November Revisions](#)
[Project Reviews - SPAR23-00045](#)
[Scenic Self Storage Revised Plan Set 8-30-23](#)

Charlie Griffith

[ID#23-7892](#) Sign Appeals and Variances – Tallgrass Villas, Northview Road – A request from Tallgrass Villas LLC. to approve a variance for the placement of a sign along Northview Road west of Tallgrass Circle, to identify the condominium development.

Attachments: [Cover Sheet - Sign Variance Tallgrass Villas](#)
[Tallgrass Vilas Sign App & Variance 10.17.23](#)
[2023-10-18 TALLGRASS VILLAS MON SIGN EXH](#)
[93283 MON-01 C02 Bielinski Tallgrass Villas Waukesha WI](#)
[TALL GRASS LANDSCAPEPLAN-10-16-2023 3.](#)
[TALL GRASS SIGN LANDSCAPEPLAN-10-16-2023 2.](#)

Robin Grams

[PC23-0464](#) Final Site Plan and Architectural Review – Wilde Subaru, 1560 E. Moreland Blvd. - A request from Lithia Real Estate Inc. to approve plans for a new Subaru Dealership along the north side of E. Moreland Blvd. east of Manhattan Drive.

Attachments: [Cover Sheet - Lithia Subaru Final SPAR](#)
[2023-10-18 Wilde Subaru - Landscape Cross Section Exhibit](#)
[2023-10-20 Wilde Subaru SWMP](#)
[2023-10-20 Wilde Subaru Truck Turning Movements](#)
[2023-10-24 Wilde Subaru LT-100 Lighting Plan Set](#)
[2023-10-25 Wilde Subaru Civil Plans](#)
[2023-10-25 - Wilde Subaru Landscape Plans](#)
[2023-10-25 Wilde Subaru Comment Response Letter](#)
[CSM CSM Draft 9-14-23 1](#)
[Project Reviews - SPAR23-00046](#)
[Wilde Subaru Architectural Design 10-24-2023](#)

Charlie Griffith

[PC23-0473](#)

Final Site Plan and Architectural Review – Cobblestone Hotel, 704 N. Grand Avenue - A request to approve final plans for a 4-story, 9,236 sq. ft. hotel and restaurant at the northwest corner of N. Grand Avenue and Wisconsin Avenue.

Attachments:

[Cover Sheet - Final SPAR- 704 N Grand Ave - Cobblestone](#)

[Application for Development Review-Signed](#)

[2023-10-02-2269000-Sealed Stormwater Memo](#)

[2023-10-31 Utility Easement Exhibit](#)

[2023-11-01-2269000 Sealed Civil Plans](#)

[2023-11-01-2269000 Sealed Truck Turn](#)

[Cobblestone - Exterior Renderings](#)

[Dumpster enclosure](#)

[Elevations 2269000a2-0](#)

[Elevations 2269000a2-1](#)

[Existing Easement Letter](#)

[Floorplan-1-0](#)

[Floorplan-2-0](#)

[Floorplan-3-0](#)

[Floorplan-4-0](#)

[Lumark-Prevail-Series-specification-sheet_prvs-c15-unv-t3](#)

[Response Letter](#)

[Staff Comments - Final SPAR Cobblestone](#)

Doug Koehler

[ID#23-7510](#)

Code Amendments – Chapter 27 Signs and Outdoor Advertising – Staff is recommending changes to sections 27.02 and 27.03 to create a Downtown Perimeter District and define the types and styles of permitted signs within said district.

Attachments:

[Cover Sheet - Sign Ordinance 27.02 and 27.03](#)

[27.02 Sign Definitions Redline](#)

[27.03 Permanent Signs Redline](#)

[27.02-Downtown Perimeter District Ordinance](#)

[27.03 Downtown Perimeter District Ordinance](#)

Robin Grams

[ID#23-8131](#) Comprehensive Plan Final Draft – Review, provide input and make a recommendation to the Common Council on the final draft of the Comprehensive Plan for the City of Waukesha

Attachments: [Cover Sheet - Comp Plan](#)
[Waukesha Comp Plan Appendix - Draft](#)
[DRAFT City of Waukesha Comprehensive Plan](#)

Jeff Fortin

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).