



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, January 22, 2025

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#24-11287](#) Minutes of December 18, 2024

Attachments: [PC Minutes - Draft 12-18-2024](#)
[Sign In Sheet - 12-18-2024](#)

[ID#25-00048](#) Minutes of January 15, 2025

Attachments: [PC Minutes - Draft - 1-15-2025](#)
[Sign In Sheet - 1-15-2025](#)

VI. Consent Agenda

[PC24-0644](#) Minor Site Plan & Architectural Review - 1830 S. West Avenue, WEC Waukesha Service Center, A request from WEC Energy Group to approve improvements to the Waukesha Service Center including partial elevation updates to the south and east elevations at 1830 S West Avenue in the M-2 General Manufacturing District.

Attachments: [Cover Sheet - WE Energies 1830 S West Ave](#)
[City Department Review Comments WEC service center](#)
[2024-12-04 WEC WKSC City Wauk Cover Letter](#)
[2024-12-04 WEC WKSC SP-Arch](#)
[20250109_MSA REVIEW_SPAR24-00062 City Engineering comments](#)
[APPL PC Development Review Application - 070224 Draft - signed](#)

Doug Koehler

[PC25-0002](#) 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 Cobblestone](#)
[APPL PC Development Review Application - 010125](#)
[2025-01-10 CSM for review](#)
[CSM Checklist](#)

Doug Koehler

Public Hearing

VII. [PC24-0646](#) Conditional Use Permit - 1501 Delafield Street, Elegant Hair LLC. – A request for a conditional use permit to operate a hair salon at 1501 Delafield Street in the Rs-3 Single Family District.

Attachments: [Cover Sheet- CUP 1501 Delafield Street](#)
[Conditional Use Permit](#)
[Application for Development Review](#)

Robin Grams

VIII. Action on Public Hearing

[PC24-0646](#) Conditional Use Permit - 1501 Delafield Street, Elegant Hair LLC. – A request for a conditional use permit to operate a hair salon at 1501 Delafield Street in the Rs-3 Single Family District.

Attachments: [Cover Sheet- CUP 1501 Delafield Street](#)
[Conditional Use Permit](#)
[Application for Development Review](#)

Robin Grams

IX. Business Items

[PC24-0645](#) Consultation – River Road and Rapids Trail – Residential Duplex Development – A request from Bielinski Homes to discuss a conceptual plan for a 12-duplex development on 4.87 acres of land south of the intersection of River Road and Saylesville Road. This property is currently zoned B-5 Community Business District.

Attachments: [Cover Sheet - Bielinski Duplexes Consultation](#)
[River Road & Rapids Trail Consultation, 12-18-24, Site Plan](#)
[River Road & Rapids Trail Consultation, 1-13-24, Revised Site Plan](#)
[River Road & Rapids Trail Consultation, 12-18-24, Application and narrative](#)
[River Road & Rapids Trail Consultation, 12-18-24, Concept Duplex Design 1](#)
[River Road & Rapids Trail Consultation, 12-18-24, Conceptual Duplex Design 2](#)

Charlie Griffith

[PC24-0642](#) Consultation – Harris Highland Drive, Harris Highland Apartments, - A request to discuss a potential 120-unit apartment project comprised of 3 multi-story buildings on approximately 4.9 acres of land south of Harris Highland Drive, currently zoned T-1 Temporary District.

Attachments: [Cover Sheet - Harris Highland consultation](#)
[B. Highland Apartment Proposed Site Plan](#)
[St Paul & Harris Highland utility map](#)
[D. City Waukesha - Approval for Harris Highlands- Sanitary Connection](#)
[Harris Highlands Plan Commission Consult Cover Letter](#)
[HARRIS HIGHLANDS Waukesha Development Review Application - Executed](#)

Doug Koehler

[PC24-0643](#) Final Site Plan & Architectural Review – 1641 Woodburn Road, Waukesha County Salt Shed Replacement - A request from Waukesha County to approve plans to replace a salt shed that collapsed at 1641 Woodburn Road in the I-1 Institutional District

Attachments: [Cover Sheet - County Salt Shed](#)
[Staff Reviews - SPAR24-00061](#)
[20250109_MSA REVIEW_SPAR24-00061](#)
[Elevations, Architectural and Site Plans - Waukesha Salt Shed-1641 Woodburn](#)
[Renderings - Waukesha County Salt Shed, 1641 Woodburn Rd. 12-17-24](#)

Charlie Griffith

[PC24-0647](#) Final Site Plan & Architectural Review - 2132 S. West Avenue, – Bliffert Lumber and Hardware – A request to approve final site plan and architectural review for a 10,200 sq. ft. addition to the existing warehouse at 2132 S West Avenue in the M-2 General Manufacturing District.

Attachments: [Cover Sheet - Bliffert, 2132 S. West Ave](#)
[Bliffert Lumber & Hardware, 2132 S West Ave. - Revised Landscape Plan - 1-9-2024-12-30 BLIFFERT WEST AVE ADDITION, 2132 S. West Ave. - Site and Ar](#)
[Bliffert 2132 S West Ave Narrative of Site Plan & Architectural Review 2024-12-](#)
[Bliffert Lumber & Hardware Addition, 2132 S. West Ave. - Revised Elevations 1-](#)
[Staff Reviews - SPAR24-00064](#)

Charlie Griffith

[ID#24-11288](#) Sign Appeals & Variances, 717 N. East Avenue - A request from Catholic Charities to replace a detached monument sign at 717 N. East Avenue in the B-2 Central Business District.

Attachments: [Cover Sheet- Sign Appeals, 717 N East Avenue](#)
[Site Plans](#)
[Cover Letter - Moore Construction](#)
[Sign Appeals & Variances](#)

Robin Grams

[PC25-0005](#) Rezoning petition for Waukesha Water Utility Operations Center, Chapman Road, TK #1332001008 – A request from the Waukesha Water Utility to rezone approximately 11.09 acres of land along the north side of Chapman Drive from M-3 Limited Business and Industrial Park to I-1 Institutional District in anticipation of a new operations center.

Attachments: [Cover Sheet - Water Utility Rezoning](#)
[Waukesha Water Utility Operations Center, Rezoning Petition 1 14 25 signed](#)
[Re-Zoning Ordinance - Waukesha Water Utility](#)
[Waukesha Water Utility Operations Center - 1-14-24 - Conceptual Site Plan](#)

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. 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).