



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, March 27, 2024

6:00 PM

Council Chambers, City Hall

Revised 3-26-24

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#24-9113](#) Minutes of February 28, 2024

Attachments: [PC Minutes - Draft - 2-28-2024](#)
[Sign In Sheet - 2-28-2024](#)

VI. Consent Agenda

[PC24-0509](#) Minor Site Plan & Architectural Review - 401 E. Roberta Avenue -
Waukesha South High School Band Shed – A request to install a 12' x 16'
shed adjacent to a small parking lot on the north side of the school along
Roberta Avenue

Attachments: [Minor SPAR, 401 E Roberta Avenue Cover Letter](#)
[Site Plan - Waukesha South High School, 401 E Roberta Avenue, March 8, 2024](#)
[Plan Commission Application - Waukesha South High School](#)
[Rendering - Waukesha South High School, 401 E Roberta Avenue, March 8, 2024](#)

Robin Grams

[PC24-0500](#)

Certified Survey Map - 1405 E. St. Paul Avenue, MetalTek – A request to approve a One-lot CSM over approximately 38,416 sq. ft. of land along the east side of E. St. Paul Avenue to combine two existing parcels in anticipation of the proposed construction of new executive office center on the site.

Attachments:[Cover Sheet - CSM - Metal Tek](#)[csm 240221](#)[City Department Review Comments](#)[Application - CSM](#)

Doug Koehler

[PC24-0503](#)

Minor Site Plan & Architectural Review - 438 Prospect Avenue, Moor Downs – A request to install two new paved areas adjacent to the parking lot near the club house. The larger area will be used for golf cart parking while the smaller area will be used for hand pull carts. In addition, 360 linear feet of 30' high protective netting is proposed at the northeast end of the golf course adjacent to the parking lot for the building at 615 W. Moreland Blvd

Attachments:[Minor SPAR, 438 Prospect Avenue Cover Letter](#)[Minor Site Plan Waukesha County Moor Downs 438 Prospect Av Feb 2024](#)[438 Prospect Ave- Project Reviews](#)

Robin Grams

[PC24-0506](#)

Minor Site Plan & Architectural Review - 401 E. Roberta Avenue - Waukesha South High Stadium Improvements – A request to approve stadium improvements to include new bleachers on both sides of the field as well as two new storage buildings to replace the 4 wood structures currently located northwest and southwest of the football field.

Attachments:[Cover Sheet - Minor Site Plan and Architectural Review WSHS Bleachers](#)[Plan Commission Application -SDW South HS](#)[City Department Review Comments - Bleacher project](#)

Doug Koehler

[PC24-0507](#)

Minor Site Plan & Architectural Review - 1663 Arcadian Avenue, ALDI Waukesha - A request to approve façade changes to the exterior of the store at 1663 Arcadian Avenue

Attachments:[Minor SPAR, 1663 Arcadian Avenue Cover Letter](#)[Application for Development Review](#)[1663 Arcadian Avenue- Project Reviews](#)[ALDI Waukesha #59 - Project Cover Letter 240226](#)[ALDI Waukesha #59 - Project Drawings 240226 - updated sign package](#)

Robin Grams

[PC24-0508](#)

Minor Site Plan & Architectural Review - 220 South Prairie Avenue, Source Services – A request to approve plans to replace the truck scale near the entrance of the driveway to the building at 220 S. Prairie Avenue

Attachments:

[Cover Sheet -220 S. Prairie Ave.](#)

[Plan Commission Application - Sorce Services, 220 S. Prairie Ave., 3-27-24](#)

[Survey - Sorce Services, 220 S. Prairie Ave., 3-27-23](#)

[Proposed Scale Plan - Sorce Services, 220 S. Prairie Ave., 3-27-24](#)

[Civil Plans - Sorce Services, 220 S. Prairie Ave., 3-27-24](#)

[Project Reviews - SPAR24-00011](#)

Charlie Griffith

VII. Public Hearing

[PC24-0510](#)

Conditional Use Permit - 1635 Arcadian Avenue, Central Disposal, Inc. – A request for a Conditional Use Permit to operate a tire transfer facility and recycling facility at 1635 Arcadian Ave.

Attachments:

[Cover Sheet - 1631 Arcadian Conditional Use Permit](#)

[Conditional Use Permit Application - CDI, 1631 Arcadian Ave, 3-27-24](#)

[City of Waukesha Temp Occupancy Permit Application - Central Disposal, 1635](#)

[Color Site and Landscape Plan - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)

[Temporary Use Plan Diagram - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)

[DNR transfer waste license - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)

[International Fire Code Chapter 34 - Tire Storage](#)

[KNK Temporary Lease Agreement - Central Disposal, 1635 Arcadian Ave., 3-27](#)

[Plan of Operation - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)

[Previous Conditional Use Permit Approval - Central Disposal, 1635 Arcadian Av](#)

[Project Reviews - CU24-00001](#)

Charlie Griffith

VIII. Action on Public Hearing

[PC24-0510](#)

Conditional Use Permit - 1635 Arcadian Avenue, Central Disposal, Inc. – A request for a Conditional Use Permit to operate a tire transfer facility and recycling facility at 1635 Arcadian Ave.

Attachments:

[Cover Sheet - 1631 Arcadian Conditional Use Permit](#)
[Conditional Use Permit Application - CDI, 1631 Arcadian Ave, 3-27-24](#)
[City of Waukesha Temp Occupancy Permit Application - Central Disposal, 1635](#)
[Color Site and Landscape Plan - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)
[Temporary Use Plan Diagram - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)
[DNR transfer waste license - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)
[International Fire Code Chapter 34 - Tire Storage](#)
[KNK Temporary Lease Agreement - Central Disposal, 1635 Arcadian Ave., 3-27](#)
[Plan of Operation - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)
[Previous Conditional Use Permit Approval - Central Disposal, 1635 Arcadian Av](#)
[Project Reviews - CU24-00001](#)

IX. Business Items

[PC24-0502](#)

Final Site Plan & Architectural Review - 1635 Arcadian Avenue, Central Disposal, Inc. – A request to approve plans for a tire transfer facility and recycling facility at 1635 Arcadian Ave.

Attachments:

[Cover Sheet - 1631 Arcadian Final SPAR](#)
[Color Site and Landscape Plan - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)
[Application Letter - Central Disposal,](#)
[Civil and Landscape Plan - Central Disposal, 1635 Arcadian Ave., 3-27-23](#)
[Stormwater Report - Central Disposal, 1635 Arcadian Ave., 3-27-23](#)
[DNR Email - Central Disposal, 1635 Arcadian Ave., 3-27-24](#)
[Draft Stormwater Maintenance Agreement - Central Disposal, 1635 Arcadian Av](#)
[Elevations and Architectural Plans - Central Disposal, 1635 Arcadian Ave., 3-27](#)
[Foundation Plan Structural Calculations - Central Disposal, 1635 Arcadian Ave.](#)
[Geotechnical \(Soil Boring\) Report - Central Disposal, 1635 Arcadian Ave., 3-27-](#)
[Response to Preliminary SPAR comments - Central Disposal, 1635 Arcadian Av](#)
[Project Reviews - SPAR24-00006](#)

Charlie Griffith

[PC24-0511](#)

Consultation – Delafield Street Site, Mandel Project - A request from Mandel to discuss conceptual plans for a multi-family housing development on approximately 4.92 acres of land located along the west side of Delafield Street north of Madison Street.

Attachments:

[Cover Sheet - Consultation - Delafield Street Multi Family Project](#)

[Concept Review Cover Letter - 20240321](#)

[Concept Review - Application for Development Review](#)

[Concept Review Revised Architectural Package Delafield St Mandel Project IV](#)

Doug Koehler

[PC24-0505](#)

Rezoning Petition - 211 and 223 Maple Avenue, Carroll University - A request to approve rezoning approximately 3.382 acres of land to I-1 Institutional District in anticipation of Carroll University making improvements to the site

Attachments:

[Cover Sheet - Rezoning 211 and 223 Maple](#)

[REZONING LEGAL DESCRIPTION \(1\)](#)

[Petition for Amending The City of Waukesha's Zoning Ordinance - SIGNED](#)

[Plan Commission Application](#)

[Rezoning exhibit-2-23-24](#)

[Cover Letter from Applicant](#)

Doug Koehler

[PC24-0504](#)

Certified Survey Map - 211 and 223 Maple Avenue, Carroll University- A request to approve a One-lot CSM of 3.382 acres in size combining two existing parcels in anticipation of future improvements to the site by Carroll University.

Attachments:

[Cover Sheet - CSM 211 and 223 Maple](#)

[Plan Commission Application](#)

[Cover Letter from Applicant](#)

[City Department Review Comments](#)

[CSM](#)

Doug Koehler

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).