



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final-revised

Plan Commission

Wednesday, April 24, 2024

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#24-9508](#) Minutes of the March 27, 2024 Plan Commission Meeting

Attachments: [Plan Commission Minutes March 27 2024_DRAFT](#)
[Sign In Sheet 3-27-24](#)

VI. Public Hearing

[PC24-0515](#) Conditional Use Permit - Archdiocese of Milwaukee Brew City Catholic.
818 N East Avenue – Brew City Catholic is requesting to use the former St. Joseph Church Convent as a base for Campus Ministry programs and housing for missionaries serving Carroll University students.

Attachments: [Cover Sheet - St. Joseph's Church Conditional Use Permit](#)
[Project Reviews - CU24-00002](#)
[Conditional Use Permit and Development Review applications - St. Joseph's Cc](#)

Charlie Griffith

VII. Action on Public Hearing

[PC24-0515](#) Conditional Use Permit - Archdiocese of Milwaukee Brew City Catholic.
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Charlie Griffith

VIII. Business Items

[PC24-0518](#) Final Site Plan & Architectural Review – 1409 E St Paul Avenue, MetalTek – A request to approve plans for a new executive office center on the north end of MetalTek property at 1409 E St Paul Avenue.

Attachments: [Cover Sheet - Final SPAR- 1409 E St. Paul Avenue](#)
[3134.00-WI LANDSCAPE PLAN COLOR](#)
[04-03-24 MetalTek Response Letter](#)
[24 0403 MetalTek Project Coverletter](#)
[24 0403 MetalTek_Final Arch. Review Submittal](#)
[24 0403 Waukesha Plan Commission Application](#)
[1409 E St Paul- Project Reviews](#)
[3134.00 METALTEK LANDSCAPE PLAN 4-05-24](#)
[3134.00 METALTEK PLANS 04-03-24](#)
[Waukesha Checklists-ABCDH](#)

Robin Grams

[PC24-0519](#) Minor Site Plan & Architectural Review – 410 Wisconsin Avenue, Waukesha Café House. – A request to approve plans for a patio addition from the front porch to provide outdoor seating space.

Attachments: [Cover Sheet - Minor SPAR, 410 Wisconsin Avenue](#)
[Minor SPAR- Waukesha Cafe House, 410 Wisconsin Avenue](#)
[410 Wisconsin Ave, Project Reviews](#)

Robin Grams

[ID#24-9521](#) Sign Appeal & Variance - 410 Wisconsin Avenue - Waukesha Café House, 410 Wisconsin Avenue - A request to allow a location change of a dual post sign in the B-2 district, which had been previously approved at Plan Commission.

Attachments: [Cover Sheet - Sign Variance- Waukesha Cafe House, 410 Wisconsin Avenue](#)
[Sign Appeals and Variance- Waukesha Cafe House, 410 Wisconsin Ave](#)
[410 Wisconsin Sign Photo](#)
[Minor SPAR- Waukesha Cafe House, 410 Wisconsin Avenue](#)

Robin Grams

[PC24-0524](#) Final Site Plan & Architectural Review – 1900 E Main Street, Griffin Ford –
A request to approve plans for a new vehicle maintenance building to
replace the current used car office at 1900 E. Main Street

Attachments:

[Cover Sheet - Final SPAR- 1900 E Main St](#)

[Letter of Intent - Griffin Ford - 1940 E Main St, Waukesha 03 2024](#)

[1 C1.0 CONCEPTUAL SITE PLAN - Griffin Ford - 1940 E Main St, Waukesha 0](#)

[3 C100 CIVIL GRADING PLAN - Griffin Ford - 1940 E Main St, Waukesha 03 20](#)

[4 C200 CIVIL EROSION PLAN - Griffin Ford - 1940 E Main St, Waukesha 03 20](#)

[5 LSP 1.1 LANDSCAPE PLAN - Griffin Ford - 1940 E Main St, Waukesha 03 20](#)

[6 A1.0 FLOOR PLAN - Griffin Ford - 1940 E Main St, Waukesha 03 2024](#)

[7 A2.0 ELEVATIONS - Griffin Ford - 1940 E Main St, Waukesha 03 2024](#)

[8 R1.0 RENDERINGS - Griffin Ford - 1940 E Main St, Waukesha 03 2024](#)

[9 R1.1 RENDERINGS - Griffin Ford - 1940 E Main St, Waukesha 03 2024](#)

[Application for Development Review_021924](#)

[City Department Review Comments - Griffin New Maintenance Building 1940 E](#)

Doug Koehler

[PC24-0517](#) Certified Survey Map – 130 Delafield Street - A request to approve a
One-lot CSM of approximately 4.92 acres in size combing four existing
City owned parcels across Delafield Street from City Hall.

Attachments:

[Cover Sheet - CSM - 130 Delafield Street](#)

[CSM aerial 130 Delafield 4 parcels](#)

[22426 - CSM-4-18-24](#)

Doug Koehler

[ID#24-9495](#) An Ordinance Amending Section 16.01 of the Building Code, regarding
Incorporation of Statutory Requirements for Smoke and Carbon Monoxide
Detectors

Attachments:

[Cover Sheet - Ordinance Amendment - 16 01 Building Code](#)

[16.01 Incorporates Smoke Detector Statute](#)

[one and two family smoke alarms and carbon monoxide alarms sheet](#)

Doug Koehler

[ID#24-9506](#) Declaration of Surplus Land - 0.15 Acres of City owned land at the
Northwest Corner of N. Grandview Blvd. and Northview Rd.

Attachments:

[Cover Sheet - Surplus Land - NW Corner of Grandview and Northview](#)

[Surplus Land - WAKC0975326001](#)

[Surplus Land - NW Corner of Grandview and Northview](#)

Doug Koehler

IX. Director of Community Development Report

X. 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).