



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final-revised

### Plan Commission

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Wednesday, May 22, 2024

6:00 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#24-9581](#) Plan Commission Meeting Minutes of 4-24-2024

**Attachments:** [PC Minutes - Draft 4-24-2024](#)  
[Sign In Sheet - 4-24-2024](#)

VI. Consent Agenda

[PC24-0525](#) Minor Site Plan and Architectural Review – 362 W Main St, BB's on Main – Renovations to the business at 362 W Main St. to include interior work, with a new concrete ramp on the exterior of the north side of the building and the removal of an enclosed 2nd level porch on the rear of the building to be replaced with a wood deck.

**Attachments:** [Brooke's on Main cover letter](#)  
[24-04-05 BBs on Main](#)  
[City Department Review Comments - 362 W Main](#)  
[City of Waukesha Sidewalk Plan Approved by Council May 16, 2023](#)  
[Community Dev. application 4-15-24](#)  
[Signed Comm. Dev. application](#)

*Doug Koehler*

VII. Public Hearing

[PC24-0526](#) Conditional Use Permit - 139 W. Broadway, WisHope Recovery Community Center – WisHope Inc. is requesting a conditional use permit to operate a Recovery Community Center to support the recovery community through peer coaching, recovery meetings, and sober social events.

**Attachments:** [CUP, 139 W Broadway Cover Letter](#)  
[Conditional Use Permit, WisHope Recovery Community Center, 139 W Broadway, 139 W Broadway- Project Reviews](#)  
[Site Plans– WisHope Recovery Community Center, 139 W Broadway, March 26 2024](#)  
[Map - WisHope Recovery Center, 139 W Broadway, March 26 2024](#)  
[Presentation - WisHope Recovery Community Center, 139 W Broadway, March 26 2024](#)  
[Promotional Information - WisHope Recovery Community Center, 139 W Broadway, March 26 2024](#)  
[IMG\\_1811](#)  
[IMG\\_1829](#)  
[IMG\\_1830](#)  
[IMG\\_1831](#)  
[IMG\\_1832](#)

*Robin Grams*

#### VIII. Action on Public Hearing

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[IMG\\_1830](#)  
[IMG\\_1831](#)  
[IMG\\_1832](#)

*Robin Grams*

## IX. Business Items

[PC24-0516](#) Rezoning – 130 Delafield Street - A request to rezone approximately 5.2 acres of City owned land from I-1 Institutional District and B-3 General Business District to Rm-3(PUD) in anticipation of a multifamily residential development. in size combing four existing parcels City owned parcels across Delafield Street from City Hall.

**Attachments:** [Cover Sheet - rezoning - 130 Delafield Street](#)  
[Rezoning Map 130 Delafield B-3 and I-1 to Rm-3PUD](#)  
[130 Delafield Street - CSM-4-18-24](#)  
[Petition for Rezoning 130 Delafield St](#)  
[Rezoning Application 130 Delafield Street](#)

*Doug Koehler*

[PC24-0523](#) Minor Site Plan & Architectural Review - 2320 Bluemound Road - Home Depot. – A request to approve plans to relocate the shed display from the west side of the parking lot to a location in the parking lot more central to the front of the store.

**Attachments:** [Minor SPAR, 2320 Bluemound Road Cover Letter](#)  
[Application](#)  
[Proposed Shed Displays](#)  
[Parking Lot Diagrams](#)

*Robin Grams*

[ID#24-9585](#) Sign Appeals and Variances - 441-443 Oakland Avenue, Habitat for Humanity – A request to approve a permanent freestanding sign for the Domenica Park neighborhood at the north end of the development.

**Attachments:** [Sign Variance, 441-443 Oakland Ave Cover Letter](#)  
[Application - Sign Appeals & Variances](#)  
[Domenica Park Sign 5-7-24](#)  
[Specifications & Site Plan](#)

*Robin Grams*

[PC24-0527](#) Final Site Plan & Architectural Review – 211 and 223 Maple Avenue, Carroll University – A request from Carroll University to approve plans to remove the building at 211 Maple and make site improvements for a new parking lot configuration and pedestrian access to Grand Avenue.

**Attachments:** [Cover Sheet - Final SPAR- 211 and 223 Maple Avenue Carroll University](#)  
[Signed Application](#)  
[2024-04-22 Carroll University Redevelopment Civil and Landscape Set](#)  
[2024-04-22 Carroll University Redevelopment Comment Response Letter](#)  
[22371 - SWM Maintenance Agreement](#)  
[22371 Carroll University Redevelopment SWMP](#)  
[City Department Review comments](#)

*Doug Koehler*

[PC24-0528](#) Consultation - A request from Thrive Architects to discuss a potential residential mixed-use development proposed for the west end of the parking lot at 2100 E Moreland Blvd., Westtown Veterinary Clinic (former Chancery site), to include 5 townhomes facing onto Ramona Road.

**Attachments:** [Cover Sheet - 2100 E. Moreland Final SPAR](#)  
[Site Plan Preliminary 2100 E. Moreland Townhomes - 5-22-24](#)  
[Renderings - 2100 E. Moreland Blvd Townhomes - 5-22-24](#)

*Charlie Griffith*

[PC24-0520](#) Final Site Plan & Architectural Review - 1052 White Rock Avenue - A request to approve site improvements to Trinity Lutheran Church including the removal of a house at the southwest end of the site along with grading work and a proposed retaining wall to create a new play area.

**Attachments:** [Cover Sheet - Trinity Lutheran Site Plan and Architectural Review](#)  
[Composite Civil Design Drawings - Trinity Lutheran - REV 2 - City Comments,](#)  
[Trinity Lutheran - Retaining Wall Detail 4-24-24](#)  
[Fence Details - Trinity Lutheran, 1052 White Rock Ave., 5-22-24](#)  
[Project Reviews - SPAR24-00018](#)  
[Site Plans - Trinity Lutheran Site Improvements, 1052 White Rock Ave, 4.8.2024](#)  
[Trinity Lutheran - Request for Exception - Parking Lot Islands - Lower Lot \(2024](#)

*Charlie Griffith*

[PC24-0533](#) Certified Survey Map - 1052 White Rock Avenue, Trinity Lutheran Church – A request to approve a one lot CSM which will incorporate two former residential parcels owned by Trinity Lutheran Church at the southwest end of their site into their main lot.

**Attachments:** [Project Reviews - CSM24-00004](#)  
[Certified Survey Map, Trinity Lutheran, 13](#)  
[Cover Sheet - Trinity Lutheran CSM](#)

*Charlie Griffith*

[PC24-0501](#) Minor Site Plan & Architectural Review - 1337 Pearl Street, Quality Fireplace Inc. – A request to approve plans for an addition to the rear of the building with overhead doors on the east and west elevations to allow for improved traffic circulation.

**Attachments:** [Site and Architectural Plans - Quality Fireplace, 1337 Pearl Street, 5-22-24](#)  
[Cover Sheet - Quality Fireplace Final SPAR](#)  
[Project Reviews - SPAR24-00005](#)

*Charlie Griffith*

[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](#)  
[Final SPAR Griffin Ford 1900 E Main St](#)  
[Revised Erosion Control Griffin Ford-Waukesha C200\\_05-07-24](#)  
[Revised Grading Griffin Ford-Waukesha C100\\_05-07-24](#)  
[Griffin Ford proposed transformer location](#)  
[Griffin Ford-Waukesha Employee Parkng Spots S100\\_05-18-24](#)

*Doug Koehler*

**Legislative History**

4/24/24

Plan Commission

approved with conditions

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).