



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Plan Commission

---

Wednesday, June 25, 2025

6:00 PM

Council Chambers, City Hall

---

#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner, and Heather Granger

#### IV. Public Comment

#### V. Approval of Minutes

[ID#25-00886](#) Minutes of May 28, 2025

**A motion was made by Member Joan Francoeur, seconded by Ald. Elizabeth Moltzan, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

#### VI. Consent Agenda

*Consent Agenda passed by unanimous consent.*

[PC25-0053](#) Certified Survey Map - 1610 E. Main Street, Woodman's Outlot - A request from Woodman's Food Markets to approve a 2.6083-acre two lot CSM on vacant land in front of the store at 1610 E Main Street in the B-5 Community Business District.

[PC25-0062](#) Minor Site Plan & Architectural Review – 116 E Sunset Drive, Glass Nickel Pizza – A request to add outdoor dining space, including the installation of a 4' high black ornamental fence in front of the store at 116 E Sunset drive in the B-5 Community Commercial District.

[PC25-0078](#) Minor Site Plan & Architectural Review – 1111 Delafield Street, Remedy Medical Properties, Inc. – A request to replace deteriorated stucco siding elements on a single story addition with an EIFS cladding system, expanding on the proposal approved on April 23, 2025.

[PC25-0079](#) Minor Site Plan & Architectural Review - 701 Northview Rd., HAWS - A request to add a 96 sq. ft. screened porch for a Catio (cat patio) along the west elevation of the HAWS building at 701 Northview Rd in the M-3 Limited Business and Industrial Park District

## VII. Public Hearing

[PC25-0057](#) Conditional Use Permit - 1230 E. Broadway, M&M Repair and Restoration – A request to operate a bicycle repair business out of the detached garage behind the house at 1230 E Broadway as a Home Industry in the Rs-3 Single Family Residential District.

[PC25-0061](#) Conditional Use Permit - 1218 The Strand, Lucidity Arts – A request to operate a tattoo studio out of the first floor of the building at 1218 The Strand as a use similar to and reasonably related permitted uses in the B-1 Neighborhood Business District.

## VIII. Action on Public Hearing

[PC25-0057](#) Conditional Use Permit - 1230 E. Broadway, M&M Repair and Restoration – A request to operate a bicycle repair business out of the detached garage behind the house at 1230 E Broadway as a Home Industry in the Rs-3 Single Family Residential District.

**A motion was made by Ald. Elizabeth Moltzan, seconded by Mayor Shawn Reilly, that this item be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

[PC25-0061](#) Conditional Use Permit - 1218 The Strand, Lucidity Arts – A request to operate a tattoo studio out of the first floor of the building at 1218 The Strand as a use similar to and reasonably related permitted uses in the B-1 Neighborhood Business District.

**A motion was made by Mayor Shawn Reilly, seconded by Member R.G. Keller, that this item be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

## IX. Business Items

[PC25-0043](#) Conditional Use Permit - 400 S. West Avenue, Total Flex Gym. – A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

*no semi trailers allowed back*

**A motion was made by Ald. Jack Wells, seconded by Mayor Shawn Reilly, that this item be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

[PC18-0156](#) Total Flex Gym, 400 S. West Avenue - Conditional Use Permit - A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

[ID#25-00893](#) Sign Appeals & Variances - Tenny Woods, Outlot 1 - A request from Veridian Homes to install a neighborhood identification sign for the Tenny Woods Subdivision on Outlot 1 along Tenny Avenue at the south end of the subdivision in the Rs-3 Single Family Residential with a Planned Unit Development Overlay District.

*with addition of securing sign by stiffening the connection points*

**A motion was made by Member R.G. Keller, seconded by Mayor Shawn Reilly, that this item be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

[PC25-0058](#) Final Site Plan & Architectural Review - GE Health Care, 3000 N Grandview Blvd, – A request from GEHealth Care to approve final site plan and architectural review for a 20,000 sq. ft. addition to the Experience Center along with 10,000 sq. ft of interior space renovations in the CT Building at 3000 N Grandview Blvd under the M-2 Industrial District

**A motion was made by Member R.G. Keller, seconded by Ald. Elizabeth Moltzan, that this item be approved with conditions. The motion carried by the following vote:**

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller and Jennifer Wallner

**Abstain:** 1 - Heather Granger

[ID#25-01182](#) Review and possible action on revisions to 17.10, rooming house licensing.

**A motion was made by Mayor Shawn Reilly, seconded by Ald. Elizabeth Moltzan, that this item be recommended for approval. The motion carried by the following vote:**

**Aye:** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

[ID#25-01225](#) Zoning Code Update – Review of the District and Use Standards – An update on changes to the District and Use Standards code section drafts based on feedback from the Plan Commission and Council.

[ID#25-01386](#) Review and possible action to declare 223 S. West Ave. surplus property.

**A motion was made by Mayor Shawn Reilly, seconded by Ald. Elizabeth Moltzan, that this item be recommended for approval. The motion carried by the following vote:**

**Aye:** 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

X. Director of Community Development Report

XI. Adjournment