



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, October 23, 2024

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 7 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan, and Jack Wells

IV. Public Comment

V. Approval of Minutes

[ID#24-10743](#) Minutes of September 25, 2024

A motion was made by Member Shawn Reilly, seconded by Member Joan Francoeur, that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

VI. Consent Agenda

Consent Agenda passed by unanimous consent.

[PC24-0615](#) Minor Site Plan & Architectural Review – 750 Sentry Drive, Drop Off Center – A request from the Dept. of Public Works to approve plans for a new motor oil recycling drop off station to be located along the north side of the drop off center property.

[PC24-0618](#) Minor Site Plan & Architectural Review – 2600 Summit Avenue, Montessori School of Waukesha – A request from the Montessori School of Waukesha to install a 6-foot-tall solid wood fence along a portion of the east lot line near the east entrance to the school.

VII. Business Items

[PC24-0613](#) Rezoning – 1052 White Rock Avenue – Trinity Lutheran Church – A request to approve rezoning approximately 3.62 acres of land from Rm-3 Multi-Family residential to I-1 Institutional Zoning district at 1052 Whiterock Avenue.

A motion was made by Member Shawn Reilly, seconded by Member R.G. Keller, that this item be recommended for approval. The motion carried by the following vote:

Aye: 7 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

[PC24-0616](#) Final Plat – Tenny Woods Subdivision, east of Tenny Avenue – A request to approve the Final Plat for a 28 single family lot subdivision with four out lots on approximately 40.42 acres of land along the east side of Tenny Avenue north of Les Paul Parkway. (The Preliminary Plat described as the Glen at Standing Stone was approved by the Plan Commission on 12/09/2020 and approved by City Council on 3/16/2021, PC20-0116.)

A motion was made by Member Shawn Reilly, seconded by Member Corey Montiho, that this item be approved and recommended for Council Consent. The motion carried by the following vote:

[PC24-0617](#) Minor Site Plan & Architectural Review – 304 N Grand Avenue, Hometown Gas Station and Convenience Store – A request to approve plans to create a second tenant space in the 1,612 sq. ft. convenience store to accommodate a small bar, along with a new dumpster enclosure outside, and updates to the restroom facilities.

*Close William Street rather than Grand Ave.
Close Williams Street with permanent closure.*

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

Aye: 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Joan Francoeur

Nay: 2 - Elizabeth Moltzan and Jack Wells

[PC24-0576](#) Final Site Plan & Architectural Review and PUD Review - 130 Delafield Street including Parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305459 – A request from Mandel Group to approve final site plan and architectural review for a 219 Unit multi-family development in two buildings on approximately 5.2 acres of land along the west side of Delafield Street north of Madison Street.

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

Aye: 5 - John Schmitz, Shawn Reilly, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Nay: 2 - Corey Montiho and R.G. Keller

VIII. Director of Community Development Report

IX. Adjournment