



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, December 13, 2023

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller, and Joan Francoeur

Absent 1 - Corey Montiho

IV. Public Comment

V. Approval of Minutes

[ID#23-8170](#) Minutes of November 15, 2023

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

VI. Consent Agenda

Approved by unanimous consent.

[PC23-0480](#) Certified Survey Map - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – A request to approve a 3 lot CSM over approximately 63 acres of vacant land.

[PC23-0477](#) Minor Site Plan & Architectural Review - 225 Carroll Street, Carroll University – A request from Buetow Lighting to approve new parking lot lights along the south side of the residential apartments parking lot along the southeast side adjacent to the railroad tracks.

- [PC23-0476](#) Final Site Plan & Architectural Review -1806 E. Main Street, Critter Control - A request to approve plans for a new parking lot and dumpster enclosure, along with a new sidewalk approach and stoop to the existing building at 1806 E. Main.

Public Hearing

- [PC23-0468](#) Conditional Use Permit - 1305 Sentry Drive, Ditch Witch Midwest - A request to sell commercial vacuum trucks at their equipment dealership on Sentry Drive in the M-1 Industrial District.

Action on Public Hearing

- [PC23-0468](#) Conditional Use Permit - 1305 Sentry Drive, Ditch Witch Midwest - A request to sell commercial vacuum trucks at their equipment dealership on Sentry Drive in the M-1 Industrial District.

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

VII. Business Items

- [PC23-0475](#) Final Site Plan & Architectural Review - 1635 E. Main Street - A request to remove the car wash building located in the southwest corner of the gas station/convenience store parcel

Allow the demo of the building condition on receiving a demo permit and water utility. A plan for the reuse of the property submitted and approved prior to Dec 31, 2024 otherwise slab and driveway should be removed and converted to landscape.

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

- [PC23-0478](#) Final Site Plan and Architectural Review – Fleetfoot Duplexes – Request to approve plans for a new duplex building to be added on the south end of the development along Fleetfoot Drive on the recently acquired 0.43 acres of land.

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[PC23-0374](#) Minor Site Plan & Architectural Review - 2820 Grandview Blvd - Spring City Restaurant and Rox Bar & Grille - A proposed 3,320 Sq.Ft. addition to the north side of the building at 2820 Grandview Blvd.

present another material other than efis - and consider a curb to protect the building.

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[PC23-0483](#) Final Architectural Review - Cobblestone Hotel, 704 N. Grand Avenue - A request to approve final plans for a 4-story, 9,236 sq. ft. hotel and restaurant at the northwest corner of N. Grand Avenue and Wisconsin Avenue. The site plans were approved at the November 15, 2023 Plan Commission meeting.

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[ID#23-8234](#) Code Amendments - Chapter 16 Building Code

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[ID#23-8131](#) Review and act on an ordinance adopting the 2023 Update to the Comprehensive Plan for the City of Waukesha.

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

VIII. Director of Community Development Report

IX. Adjournment