



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, December 18, 2024

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

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

Absent 1 - Corey Montiho

IV. Public Comment

V. Approval of Minutes

[ID#24-11244](#) Minutes of November 20, 2024

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

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

Absent: 1 - Corey Montiho

VI. Public Hearing

[PC24-0636](#) Conditional Use Permit - 209 South Street, Waukesha Cares Adult Day Program – A request for a conditional use permit to operate an Adult Day Program at 209 South Street in the B-2 Central Business District.

[PC24-0638](#) Conditional Use Permit – 2000 Davidson Road, Freeland Cars – A request for a conditional use permit to operate an auto sales business at 2000 Davidson Road in the B-5 Community Business District.

[PC24-0639](#) Conditional Use Permit - 1352 Ellis Street, Freeland Cars – A request for a conditional use permit to operate an auto sales business at 1352 Ellis Street in the M-2 General Manufacturing District for a time not to exceed 4 months.

VII. Action on Public Hearing

[PC24-0636](#) Conditional Use Permit - 209 South Street, Waukesha Cares Adult Day Program – A request for a conditional use permit to operate an Adult Day Program at 209 South Street in the B-2 Central Business District.

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

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

Absent: 1 - Corey Montiho

[PC24-0638](#) Conditional Use Permit – 2000 Davidson Road, Freeland Cars – A request for a conditional use permit to operate an auto sales business at 2000 Davidson Road in the B-5 Community Business District.

Approved to use the site until April 2, 2025.

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

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

Absent: 1 - Corey Montiho

[PC24-0639](#) Conditional Use Permit - 1352 Ellis Street, Freeland Cars – A request for a conditional use permit to operate an auto sales business at 1352 Ellis Street in the M-2 General Manufacturing District for a time not to exceed 4 months.

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

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

Absent: 1 - Corey Montiho

VIII. Business Items

[PC24-0630](#) Comprehensive Plan Amendment - UWM-Waukesha Campus, 1500 N.University Drive – A request from Waukesha County to consider an amendment to the land use plan on the 75.9-acre UWM-Waukesha campus site. The site is currently under the Civic and Institutional Land Use category, and the requested change would be to the Residential Flexible Land Use category, in anticipation of future redevelopment as the Universities of Wisconsin will no longer be using the site.

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

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

Absent: 1 - Corey Montiho

[PC24-0627](#) Consultation – Springs at Meadowbrook - Single Family Subdivision – A request from Veridian Homes to discuss a conceptual plat for a variety of lot sizes to be included in the single-family subdivision proposed at the east end of the Springs at Meadowbrook project.

[PC24-0635](#) Consultation - 3031 Summit Ave, Summit Avenue Senior Housing - A request from Tukka Properties to introduce a revised proposal for a 115-unit Senior Housing Project, to be located on Summit Avenue just east of the Christ the Life Lutheran Church and have a discussion with the Plan Commission regarding the conceptual plan for the site.

[PC24-0633](#) Consultation - 101 W. Sunset Dr, Logic Design & Architecture, Inc. – A request to discuss conceptual plans for a stand-alone Starbucks coffee shop in the parking lot to the west of the Presidents Plaza Building at 101 W Sunset Drive.

[PC24-0588](#) Final Site Plan & Architectural Review and PUD Review – Garden Prairie Drive (Private), Hawks Landing Condominiums – A request to approve final site plan and architectural review and PUD review for 6 proposed duplex buildings, 12 units, on 3.6933 acres of land off of Garden Prairie Drive (private) extended, immediately east of the terminus of Jills Drive in the Rd-2 PUD Residential Duplex with a Planned Unit Development overlay zoning district.

Missing land must be taken care of before CSM approval.

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

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

Absent: 1 - Corey Montiho

[PC24-0589](#) Certified Survey Map – Garden Prairie Drive (private) extended – A request to approve a one lot CSM covering 3.6933 acres of land off Garden Prairie Drive (private) extended, immediately east of the terminus of Jills Drive in the Rd-2 PUD Residential Duplex with a Planned Unit Development overlay zoning district.

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

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

Absent: 1 - Corey Montiho

[PC24-0637](#) Final Site Plan & Architectural Review – 1323 Poplar Drive, Clean Air & Water Systems - A request from Clean Air and Water Systems to approve plans for an addition to the parking lot near the front entrance and new gravel surface for yard storage at the rear of the site.

Approved with staff comments and conditions.

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

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

Absent: 1 - Corey Montiho

[PC24-0634](#) Rezoning – 2001 S. West Avenue – A request to rezone 2.35 acres of land at the southeast corner of S. West Avenue and Sentinel Drive from the M-1 Light Manufacturing District to the MM-1 Mixed Industrial District. After reviewing this application staff is recommending including all properties in the M-1 District along the east side of S. West Avenue to include the properties from 1921 to 2035 S. West Avenue.

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

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

Absent: 2 - Corey Montiho and Jack Wells

[ID#24-11295](#) Zoning Code amendment to repeal Mun. Code section 22.69(5)(b), the 3/4 supermajority vote requirement for zoning amendments if an opposing petition is filed.

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

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

Absent: 1 - Corey Montiho

IX. Director of Community Development Report

X. Adjournment