



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, July 28, 2021

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - Bartels, Keller, Reilly, Wells, Schmitz, and Francoeur

Absent 1 - Montihio

IV. Public Comment

V. Approval of Minutes

[ID#21-2456](#) Minutes for the Meeting of June 23, 2021.

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

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montihio

VI. Consent Agenda

A motion was made and seconded that the Consent Agenda items be approved. The motion passed unanimously.

[PC21-0058](#) Wern Farms, Inc., Extra Territorial Certified Survey – A proposed one lot CSM to encompass 15.57 acres of land north of CTH D and east of the Wisconsin and Southern Railroad in the Town of Genesee.

[PC21-0064](#) Montessori School of Waukesha Greenhouse, 2600 Summit Avenue, minor Site Plan and Architectural Review. A 252 sq. ft. greenhouse structure is proposed to the east of the school building.

[PC21-0059](#) The Retreat, Extraterritorial Plat Review – A proposed 8 residential lot, and 3 outlot plat to encompass approx. 49.5 Acres of land east of CTH G, in the Town of Delafield.

VII. Open Public Hearing

[PC21-0060](#) Prairie Phillip, 2105 Pewaukee Road, Conditional Use Permit – Propose to use the existing house on the property as a caretaker’s unit for this industrial property.

VIII. Action on Public Hearing

[PC21-0060](#) Prairie Phillip, 2105 Pewaukee Road, Conditional Use Permit – Propose to use the existing house on the property as a caretaker’s unit for this industrial property.

A motion was made by Mayor Reilly, seconded by Member Keller, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

IX. Business Items

[PC21-0041](#) Prairie Phillip, 2105 Pewaukee Road, Final Site Plan and Architectural Review – Proposed site plan changes to accommodate an industrial storage yard which has been established at the rear of the property.

A motion was made by Mayor Reilly, seconded by Alderman Bartels, that this Site Plan & Architectural Review be approved with the condition that the sidewalk be installed by October, 2022. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC21-0068](#)

Plan Commission Consultation, Cardinal Capital Waukesha Multi-Family – Consultation with the City Council to discuss interest in amending the Land Use Plan and Zoning map to accommodate residential use at the corner of River Road and Saylesville Road, currently planned for commercial use.

Doug Koehler presented the project for conceptual review.

Cardinal Capital is considering a multi-family project on approx. 4.8 acres of land immediately south of the Sylesville Road/River Road intersection. This property is currently zoned B-5 and identified as Commercial on the Lands Use Plan, these designations would need to be changed to residential to accommodate the proposal. The land remains vacant after over 20 years of being identified for commercial uses.

The proposal includes a 3 story, 30,569 sq.ft. building to oriented towards both Saylesville Road and River Road with access off of Rapids Trail. At this time, 72 units are being proposed with a mix of 1-, 2-, and 3-bedroom units. 85 parking spaces will be enclosed under the building with an additional 38 surface spaces to be provided. The developer is proposing indoor and outdoor amenities for the residents.

Staff noted that this property has been vacant for over 20 years while under the B-5 zoning and believes the change from business to residential zoning would be a good use for the property. Regarding the design of the project, staff would like to see the building include more masonry, as consistent with the Plan Commission Design Guidelines. Staff also suggested that a lower building profile may be a better fit with the surrounding properties.

Koehler read five e-mails from the following people that were received by staff regarding this project (whole e-mails attached to agenda):

- 1) Louise Graff*
- 2) Art Holzinger*
- 3) Marcia Romashko*
- 4) Cheryl Zimmer*
- 5) Zachary Zimmer*

The Mayor opened up the discussion for public comment, general summary of comments below:

- 1) Attorney for the Cardinal Capital – Ryan Spott, noted the design team was in attendance and available for questions. They plan to reach out to the alderman and neighbors following this meeting for input and feedback on the plans.*
- 2) Robin Olson, 2840 Raintree, Waukesha, WI – Residential would be a good use of the property rather than the current zoning of Commercial. Concerned about the height, size and scale of the building and would like to see if fit in more with the surroundings.*
- 3) Jim Hoefft, 3011 Saylesville Road, Waukesha, WI – Opposed to the development of more apartments and would like to see this developed as a business use.*

Plan Commission Discussion:

Mayor Reilly Comments:

- Agrees this may be a good use as residential.*
- Although the Plan Commission may recommend a zoning change to allow a residential use, the Common Council is the final decision maker on rezoning property. Perhaps a conceptual review before the Council would provide the developer with additional clarity.*
- Architectural massing and detailing will be important to tie in with surrounding neighborhood.*

Commissioner Keller Comments:

- *Would like to see the building the building with a goal of 25%-30% masonry. The masonry does not necessarily need to be just a band along the base of the building, but the architect should explore masonry used in mass and located around the facades of the building.*
- *Decreasing the pitch of the roof, or a flat roof could help with the height concerns of the neighborhood and also help fit with the surrounding neighborhood.*
- *The developer could consider a mixed-use concept here with the inclusion of some retail. Consider adding some retail and make it mixed- use bldg. thus reducing residential units but adding retail sf.*
- *The building appears too large for the site and is too different from the surrounding neighborhood context. Consider a two-story solution. It would take more of the site but would help increase the amount of internal parking and be more compatible with the surroundings.*

Commissioner Bartels Comments:

- *Not sure about the apartment concept at this site and agrees that the City needs to promote business.*
- *If traffic is a real concern of the neighborhood, then developing this site as residential would be better than a commercial use for the neighborhood.*

Commissioner Wells Comments:

- *Not sure if this is the correct site for commercial given the surroundings.*
- *If this we e to be developed as multi-family, there needs to be increased landscape around the site.*
- *The inclusion of three-bedroom units is a plus and would like to see more.*

Commissioner Schmitz Comments:

- *Residential is a good fit at this location*
- *The architecture and esthetics are important.*
- *Site layout with parking not the dominant feature of the site layout is positive*

Commissioner Francoeur Comments:

- *The height and overall proportion should be reconsidered, the concept plan is too massive for the surroundings.*
- *As depicted, the repetition of the same architectural features along the building façade is not desirable and variation in the façade should be a goal of the design.*
- *There needs to be an abundance of landscape throughout the site and along the edges of the site.*
- *Consider a lighter pallet of materials.*
- *Residential is a good use of the property.*

[PC21-0057](#)

Boucher, 1531 E. Moreland Blvd., Minor Site Plan and Architectural Review – Proposed architectural and site changes to accommodate a new Boucher automotive service center.

A motion was made by Mayor Reilly, seconded by Member Keller, that this Site Plan & Architectural Review be approved with conditions that flat projected canopies be added above four garage doors. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montihio

[PC21-0061](#) Allied Resource Recovery, 1320 Anoka Avenue, Final Site Plan and Architectural Review – Proposed site changes to expand the outdoor storage yard and provide a new stormwater management facility.

A motion was made by Member Francoeur, seconded by Alderman Bartels, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 5 - Bartels, Keller, Reilly, Schmitz and Francoeur

Absent: 2 - Montihho and Wells

[PC21-0062](#) Fox Lake Circle Condominiums, Fox Lak Circle, PUD Amendment – Proposed modification to the PUD to switch the previous approved 3 and 4-unit ranch style condos to 2-unit (duplex) ranch style units, while maintaining the previously approved unit count and density.

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

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montihho

[PC21-0063](#) MacArthur Road, Rezoning – A request to remove 0.374 acres of the C-1 Conservancy Overlay District from parcel 1326-999, along the north side of MacArthur Road east of Comanche Lane.

A motion was made by Mayor Reilly, seconded by Alderman Wells, that this Rezoning Pettition be held. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montihho

[ID#21-2569](#) Realty Executives, 431 W. Main Street, Sign Appeal – A request to place a detached sign in front of the building at 431 W. Main Street when detached signs are typically not permitted in the B-2 Central Business district.

Present 5 - Bartels, Keller, Reilly, Wells, and Schmitz

Absent 1 - Montihho

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

Aye: 5 - Bartels, Keller, Reilly, Wells and Schmitz

Absent: 2 - Montihho and Francoeur

[PC21-0072](#) Cardinal Ridge Park, Rezoning – A request to rezone approximately 40 acres of land east of Milky Way Road from Rs-3 Single Family Residential to P-1 Parks zoning for the development of a new City Park.

A motion was made by Alderman Wells, seconded by Member Keller, that this Rezoning Petition be approved. The motion carried by the following vote:

Aye: 5 - Bartels, Keller, Reilly, Wells and Schmitz

Absent: 2 - Montiho and Francoeur

[PC21-0073](#) River Hills Park, Rezoning – A request to rezone approximately 4.89 acres of land south of Parkton Dr. extended, from T-1 Temporary zoning to P-1 Parks zoning for a City Park.

A motion was made by Alderman Wells, seconded by Member Keller, that this Rezoning Pettition be approved. The motion carried by the following vote:

Aye: 5 - Bartels, Keller, Reilly, Wells and Schmitz

Absent: 2 - Montiho and Francoeur

[PC21-0074](#) Oaks Park, Rezoning – A request to rezone approximately 0.58 acres of land at 3600 Madison Street from Rs-3 Single Family Residential to P-1 Parks zoning for the development of a new City Park.

A motion was made by Alderman Wells, seconded by Member Keller, that this Rezoning Pettition be approved. The motion carried by the following vote:

Aye: 5 - Bartels, Keller, Reilly, Wells and Schmitz

Absent: 2 - Montiho and Francoeur

[PC21-0043](#) Oaks Park, Final Site Plan and Architectural Review – Proposed site plan for the small neighborhood park at the northwest corner of Madison Street and Prairie Song Drive.

A motion was made by Mayor Reilly, seconded by Alderman Wells, that this Site Plan & Architectural Review be approved with the recommendation of having prairie grass extend along Madison Street and maintain vision triangle. The motion carried by the following vote:

Aye: 4 - Bartels, Keller, Reilly and Schmitz

Absent: 3 - Montiho, Wells and Francoeur

[ID#21-2537](#) Third Reading – The Plan Commission recommends an amendment to Sections 22.43(6)a. and b. of the zoning code regarding setbacks for structures in parks.

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

Aye: 5 - Bartels, Keller, Reilly, Wells and Schmitz

Absent: 2 - Montiho and Francoeur

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.