



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, March 22, 2023

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 5 - Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz, and Shawn Reilly

IV. Public Comment

V. Approval of Minutes

[ID#23-6025](#) Minutes of January 25, 2023

A motion was made by Ald. Daniel Manion, seconded by Ald. Jack Wells, that the Minutes be approved. The motion carried by the following vote:

Aye: 5 - Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

Absent: 1 - Corey Montiho

VI. Consent Agenda

[PC23-0372](#) Minor Site Plan & Architectural Review - 1927 E. Sunset Dr., Minooka Park Beach House renovations for planned beer garden

[PC23-0377](#) Certified Survey Map - 331 Riverfront St./344 W. Broadway - Tofte's Table Expansion - A one lot CSM combining two parcels at 331 Riverfront Street and 344 W. Broadway, totaling 0.2138 acres

[PC23-0378](#) Certified Survey Map - Tallgrass Villas, LLC - A one lot CSM encompassing 16.3522 acres of vacant land along the south side of Northview Road west of Tallgrass Circle.

[PC23-0373](#) Certified Survey Map - 1610 Lincoln Avenue - A two lot CSM encompassing approximately 8.3 acres of land at 1610 Lincoln Avenue

- [PC23-0379](#) Minor Site Plan & Architectural Review - Mindiola Park Soccer Field Artificial Turf - A proposed lighted artificial turf field to be located directly east of the current artificial turf field at Mindiola Park

VII. Open Public Hearing

- [PC23-0360](#) Conditional Use Permit - 218 S. East Avenue - TLC Dog Grooming – A request for a conditional use permit to operate a dog grooming business as a home industry at 218 S. East Avenue

- [PC23-0364](#) Conditional Use Permit - 1230 S. West Avenue - Dynamic Automotive Solutions - A request for a conditional use permit for the operation of an automobile wholesale business at 1230 S. West Avenue

- [PC23-0375](#) Review and Consider a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 17

VIII. Action on Public Hearing

- [PC23-0360](#) Conditional Use Permit - 218 S. East Avenue - TLC Dog Grooming – A request for a conditional use permit to operate a dog grooming business as a home industry at 218 S. East Avenue

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

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

Absent: 1 - Corey Montiho

- [PC23-0364](#) Conditional Use Permit - 1230 S. West Avenue - Dynamic Automotive Solutions - A request for a conditional use permit for the operation of an automobile wholesale business at 1230 S. West Avenue

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

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

Absent: 1 - Corey Montiho

- [PC23-0375](#) Review and Consider a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 17

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 - Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz, Shawn Reilly and R.G. Keller

Absent: 1 - Corey Montiho

IX. Business Items

[PC23-0367](#) Consultation - 310 Delafield St - Sherman Ventures - Senior Living Project – A request from Sherman Ventures to gain feedback from the Plan Commission on conceptual plans for a 105-unit senior housing project on 3.38 acres of land along Delafield Street across from City Hall.

[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.

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

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

Nay: 1 - Daniel Manion

Absent: 1 - Corey Montiho

[ID#23-6295](#) Zoning Code Amendment - Accessory Use Regulations - A request from Staff to amend Section 22.58 Accessory Use Regulations, to address chicken enclosures

A motion was made by Ald. Daniel Manion, seconded by R.G. Keller, that this item be approved. The motion carried by the following vote:

Aye: 5 - Jack Wells, Daniel Manion, John Schmitz, Shawn Reilly and R.G. Keller

Absent: 2 - Corey Montiho and Joan Francoeur

[PC23-0362](#) Sidewalk Plan – Review a draft of the Sidewalk Plan for the City of Waukesha. This plan is intended to help guide the City, including the Plan Commission, in determining where sidewalk should be required when reviewing development plans through a prioritization of missing sidewalk throughout the City.

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: 5 - Jack Wells, Daniel Manion, John Schmitz, Shawn Reilly and R.G. Keller

Absent: 2 - Corey Montiho and Joan 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.