



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Plan Commission

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Wednesday, July 23, 2025

6:00 PM

Council Chambers, City Hall

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#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner, and Heather Granger

**Absent** 1 - Jack Wells

#### IV. Public Comment

#### V. Approval of Minutes

[ID#25-01374](#) Minutes of June 25, 2025

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

#### VI. Consent Agenda

*Consent Agenda passed by unanimous consent.*

[PC25-0117](#) Minor Site Plan & Architectural Review - 1615 Silvernail Road, Generations Church – A request to approve plans for a new exterior doorway and accessible ramp at the rear of the church with a new walkway out to the parking lot.

[PC25-0126](#) Minor Site Plan & Architectural Review - 401 E. Roberta Ave, Waukesha South High School – A request to approve plans for a new accessible ramp at the southwest entrance to the high school at 401 E Roberta Ave

#### VII. Public Hearing

- [PC25-0116](#) Conditional Use Permit - 461 W. Sunset Dr., Maxx Auto Care Plus – A request to operate a gas station, convenience store and auto repair shop in the building at 461 W Sunset Drive in the B-3 General Business District

#### VIII. Action on Public Hearing

- [PC25-0116](#) Conditional Use Permit - 461 W. Sunset Dr., Maxx Auto Care Plus – A request to operate a gas station, convenience store and auto repair shop in the building at 461 W Sunset Drive in the B-3 General Business District

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

#### IX. Business Items

- [PC25-0127](#) Land Use Plan Amendment - 1300 and 1240 S. Grand Ave – A request from Bridge Church to amend the land use plan designation for the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347, from the Commercial (C) land use to Civic and Institutional (CIV) land use category.

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

- [PC25-0118](#) Rezoning - 1300 and 1240 S. Grand Ave – A request from Bridge Church to rezone the properties at 1300 and 1240 S Grand Ave, WAKC 1336948 and WAKC 1336347 from B-4 Office and Professional District to I-1 Institutional District.

**A motion was made by Mayor Shawn Reilly, seconded by Member Heather Granger, that this item be approved. The motion carried by the following vote:**

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0119](#) Final Site Plan & Architectural Review - 2001 S Prairie Ave, Weldall Mfg. Expansion – A request from Weldall Mfg. to approve final site plan and architectural review for a 52,300 sq. ft. addition to the manufacturing facility at 2001 S Prairie Ave under the M-2 Industrial District.

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0120](#) Final Site Plan & Architectural Review - 1603 E. Moreland Blvd Wilde Honda – A request form Wilde Honda to approve final plans for a 3,667 sq. ft. addition along with façade and site changes including the addition of sidewalk along Moreland Blvd in the B-5 Community Business District.

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0121](#) Final Site Plan & Architectural Review - 1610 E. Main Street - A request form Woodman's to to add a new fueling station, tunnel car wash and outside vacuum stations on an empty lot along E Main Street in front of the store at 1610 E Main Street in the B-5 Community Business District.

**A motion was made by Mayor Shawn Reilly, seconded by Member Jennifer Wallner, that this item be approved. The motion carried by the following vote:**

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0131](#) Rezoning - 735 Pleasant St., La Casa de Esperanza – A request to rezone approximately 5.1402 acres of land owned by La Casa de Esperanza south of Arcadian Avenue west of the railroad tracks, from a mix of B-3 General Business, M-1 Light Manufacturing and Rm-3 Multi Family Residential District across multiple parcels to I-1 Institutional District.

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0130](#) Certified Survey Map - 735 Pleasant St., La Casa de Esperanza – A request to approve a 5.1402 acre one lot CSM to consolidate 13 parcels owned by La Casa de Esperanza south of Arcadian Avenue west of the rail road tracks, into 1 Lot.

**A motion was made by Mayor Shawn Reilly, seconded by Member Heather Granger, that this item be approved. The motion carried by the following vote:**

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0129](#) Final Site Plan & Architectural Review - 735 Pleasant St., La Casa de Esperanza – A request to approve plans for site improvements including asphalt pavement repairs and replacement along with new pavement and greenspace as well as new striping.

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0128](#) Land Use Amendment - 3011 Saylesville Road – A request from Momentum Early Learning to amend the land use plan designation for the property at 3011 Saylesville Rd. (WAKC 1363075) and the property at the southeast corner of Saylesville Road (WAKC1374993), from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0122](#) Rezoning – 3011 Saylesville Road – A request from Momentum Early Learning to rezone the property at 3011 Saylesville Rd, (WAKC1363075 and the property at the southeast corner of Saylesville Road (WAKC1374993) from I-1 Institutional District to the B-3 General Business District

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

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0123](#) Consultation - 2110 E. Moreland Blvd., Dunkin' - A request to discuss a potential change to the site at 2110 E. Moreland Blvd, an existing multi-tenant commercial building, to accommodate a Dunkin' store with a drive-thru window, and changes to the site to accommodate vehicle stacking in the B-5 Community Business District.

[PC25-0124](#) Consultation – Meadowbrook Road, Tukka Properties - A request to discuss a potential senior residential project to include Independent, assisted living and memory care units, on vacant land along the west side of Meadowbrook Road north of Cold Water Creek Drive.

[PC25-0125](#) Minor Site Plan & Architectural Review – 408 W Sunset Drive – A request to approve plans to rebuild the 1,456 sq. ft. auto dealership building, which had been damaged by fire, in the same location at 408 W Sunset Dr in the B-5 Community Commercial District.

**A motion was made by Mayor Shawn Reilly, seconded by Member Heather Granger, that this item be approved. The motion carried by the following vote:**

**Aye:** 6 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

**Absent:** 1 - Jack Wells

[PC25-0132](#) Final Site Plan & Architectural Review - 2021 Springdale Road, Emergency 24 – A request to approve plans for a 1,470 sq. ft. addition to the building at 2021 Springdale Road to include façade changes to the existing portion of the building located in the B-5 Community Business District.

*Applicant withdrew application.*

X. Director of Community Development Report

XI. Adjournment