



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, November 16, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

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

Absent 1 - Corey Montiho

IV. Public Comment

V. Approval of Minutes

[ID#22-5211](#) Minutes of October 26, 2022

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

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

Absent: 1 - Corey Montiho

VI. Open Public Hearing

[PC22-0326](#) Conditional Use Permit - 307 E. Main Street - Vincent James Mentoring, 307 E. Main Street – A request for a conditional use permit to operate a teen mentoring program at 307 E. Main Street and have a residential unit on the second floor.

VII. Action on Public Hearing

[PC22-0326](#) Conditional Use Permit - 307 E. Main Street - Vincent James Mentoring, 307 E. Main Street – A request for a conditional use permit to operate a teen mentoring program at 307 E. Main Street and have a residential unit on the second floor.

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

Absent: 1 - Corey Montiho

VIII. Business Items

[PC22-0333](#) Final Site Plan & Architectural Review – Waukesha Iron, 1351 E. Main Street - Proposed 1,600 sq. ft. masonry addition to the building at 1351 E. Main Street to accommodate additional office space.

A motion was made by Ald. Daniel Manion, seconded by Member John Schmitz, that this item be approved with conditions. The motion carried by the following vote:

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

Absent: 1 - Corey Montiho

[PC22-0331](#) Final Site Plan & Architectural Review - Waukesha County Courthouse, 515 W. Moreland Blvd. - Proposed interior remodel of the Courthouse to include a total of 32,000 sq. ft of new additions for an expanded accessible building entrance at the current entrance location and an addition off of the west parking lot between the courthouse and jail facility.

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

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

Absent: 1 - Corey Montiho

[PC22-0334](#) Land Use Plan Amendment – Accurate Specialties, 570 Bluemound Road – Request to amend the Land Use Plan on approximately 14.4661 acres of land at 570 W. Bluemound Road from Commercial and Residential Use to Industrial Use.

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

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

Absent: 1 - Corey Montiho

[PC22-0328](#) Rezoning Petition - Accurate Specialties, 570 Bluemound Road – A request to rezone approximately 14.4661 acres of land from T-1 Temporary District and B-5 Community Business District to 14.4661 acres of M-2 General Manufacturing District.

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

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

Absent: 1 - Corey Montiho

[PC22-0327](#) Certified Survey Map - Accurate Specialties, 570 Bluemound Road – A request to approve a 2-Lot and one outlot CSM on approximately 14.4661 acres of land at 570 W. Bluemound Road.

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

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

Absent: 1 - Corey Montiho

[PC22-0302](#) Final Site Plan & Architectural Review - 1005 Spring City Dr - A request from Advocate Aurora Health to approve façade changes to the building at 1005 Spring City Drive.

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

Absent: 1 - Corey Montiho

IX. Director of Community Development Report

X. 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.