



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, August 28, 2024

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan, and Jack Wells

Absent 2 - John Schmitz, and Shawn Reilly

IV. Public Comment

V. Approval of Minutes

[ID#24-10482](#) Minutes of July 24, 2024

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

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[ID#24-10573](#) Minutes of August 5, 2024

A motion was made by Ald. Elizabeth Moltzan, seconded by Member R.G. Keller, that the Minutes be approved. The motion carried by the following vote:

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

VI. Consent Agenda

Passed by unanimous consent.

[PC24-0565](#) Final Site Plan & Architectural Review – 524-1/2 Northview Road Airplane Hangar – A request to approve plans for a new airplane hangar to be constructed between the existing hangars at 524 and 526 Northview Road.

- [PC24-0566](#) Minor Site Plan & Architectural Review – 405 Commerce Street – A request to approve plans to place an 8’ in diameter and 26’ tall bulk storage tank along the north side of the industrial building at 405 Commerce Street.
- [PC24-0577](#) Minor Site Plan & Architectural Review - 721 E. Sunset Dr., Ste 110 - A request to approve plans and architectural review to use a planned drive thru window on the east side of the building, entailing modifications to the current lot layout.
- [PC24-0578](#) Minor Site Plan and Architectural Review – 717 N East Avenue, Catholic Charities – a request to approve plans to add a new ADA compliant sidewalk access, update landscaping, add a new sign and replace several windows to enhance the building’s functionality and appeal.

VII. Public Hearing

- [PC24-0539](#) Conditional Use Permit – 1606 Lincoln Avenue, Enterprise Rent-A-Car – A request to allow Enterprise to operate vehicle preparation, inspection and parking lot in the vacant truck wash building behind the gas station at 1606 Lincoln Avenue in the B-5 Community Business District.
- [PC24-0572](#) Conditional Use Permit – 1028 N. Hartwell Avenue, Waukesha’s Best Used Cars – A request to allow Waukesha’s Best Used Cars to operate a second sales lot at 1028 N. Hartwell Avenue in the B-3 General Business District.
- [PC24-0571](#) Conditional Use Permit – 820 Philip Drive Suite A. EAB Grandview Ltd. – A request to allow an accountant office to operate at this location in the M-1 Light Manufacturing District.
- [PC24-0557](#) Conditional Use Permit – 1343 S. West Avenue, Scotty’s Auto Sales – A request to allow Scotty’s Auto Sales to operate an auto sales dealership at 1343 S West Avenue in the B-3 General Business District.
- [PC24-0551](#) Conditional Use Permit – 1610 Manhattan Drive, Boucher Nissan – A request to allow Boucher Nissan to operate an auto sales dealership at 1610 Manhattan Drive in the B-5 Community Business District.

VIII. Action on Public Hearing

[PC24-0539](#) Conditional Use Permit – 1606 Lincoln Avenue, Enterprise Rent-A-Car – A request to allow Enterprise to operate vehicle preparation, inspection and parking lot in the vacant truck wash building behind the gas station at 1606 Lincoln Avenue in the B-5 Community Business District.

A motion was made by Ald. Elizabeth Moltzan, seconded by Member Corey Montiho, that this item be approved with conditions. The motion carried by the following vote:

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0572](#) Conditional Use Permit – 1028 N. Hartwell Avenue, Waukesha's Best Used Cars – A request to allow Waukesha's Best Used Cars to operate a second sales lot at 1028 N. Hartwell Avenue in the B-3 General Business District.

A motion was made by Ald. Elizabeth Moltzan, seconded by Member R.G. Keller, that this item be approved with conditions. The motion carried by the following vote:

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0571](#) Conditional Use Permit – 820 Philip Drive Suite A. EAB Grandview Ltd. – A request to allow an accountant office to operate at this location in the M-1 Light Manufacturing District.

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

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0557](#) Conditional Use Permit – 1343 S. West Avenue, Scotty's Auto Sales – A request to allow Scotty's Auto Sales to operate an auto sales dealership at 1343 S West Avenue in the B-3 General Business District.

*Grass area does not require additional landscape
Add tire stops instead of landscape for vehicles along West Ave
Ald .Wells - differ staff to work with applicant to come up with a solution to grass along West Ave, either tire stops or curbs or poles with chains.*

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

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0551](#) Conditional Use Permit – 1610 Manhattan Drive, Boucher Nissan – A request to allow Boucher Nissan to operate an auto sales dealership at 1610 Manhattan Drive in the B-5 Community Business District.

A motion was made by Member Corey Montiho, seconded by Member R.G. Keller, that this item be approved with conditions. The motion carried by the following vote:

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

IX. Business Items

[PC24-0574](#) Final Site Plan & Architectural Review – 1610 Manhattan Drive, Boucher Nissan Waukesha– A request to approve plans to remove the building at 1451 E. Moreland Blvd. and construct an addition to 1610 Manhattan Drive which will become the Nissan Dealership location.

A motion was made by Ald. Elizabeth Moltzan, seconded by Member Corey Montiho, that this item be approved with conditions. The motion carried by the following vote:

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0575](#) Final Site Plan & Architectural Review – 1606 Lincoln Avenue, Enterprise Rent-A-Car – A request to approve plans to create a paved parking lot in the vacant truck wash turn around area behind the gas station at 1606 Lincoln Avenue in the B-5 Community Business District

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

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0567](#) Final Site Plan & Architectural Review – 2141 E. Moreland Blvd. Russ Darrow Kia– A request to approve plans for an 1,802 sq. ft. addition to the current Kia dealership building.

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

Aye: 5 - Corey Montiho, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0573](#) Final Site Plan & Architectural Review – 920 S. Prairie Ave., Miro Manufacturing – A request to approve plans to create a new recessed loading dock space including two new overhead doors to the interior of the site in the M-1 Light Manufacturing District.

All sidewalk to be installed now with options on location to avoid the removal of trees and to avoid utility movement.

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

Aye: 5 - Corey Montihó, R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0516](#) Rezoning – 130 Delafield Street including Parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305459 - A request to rezone approximately 5.247 acres of City owned land from I-1 Institutional District and B-3 General Business District to Rm-3(PUD) Multi-family residential planned unit development in anticipation of a multifamily residential development.

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

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Nay: 1 - Corey Montihó

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0576](#) Final Site Plan & Architectural Review and PUD Review - Final Site Plan & Architectural Review and PUD Review - 130 Delafield Street including Parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305459 – A request from Mandel Group to approve final site plan and architectural review for a 219 Unit multi-family development in two buildings on 5.247 acres of land along the west side of Delafield Street north of Madison Street.

A motion was made by Member R.G. Keller, seconded by Member Joan Francoeur, that this item be held. The motion carried by the following vote:

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Nay: 1 - Corey Montihó

Absent: 2 - John Schmitz and Shawn Reilly

[ID#24-10552](#) Declaration of Surplus Land - 0.755 Acres of City owned land located north of City Hall at the intersection Buena Vista Avenue and NW Barstow Street.

A motion was made by Ald. Elizabeth Moltzan, seconded by Ald. Jack Wells, that this item be recommended for Council agenda . The motion carried by the following vote:

Aye: 4 - Corey Montiho, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Nay: 1 - R.G. Keller

Absent: 2 - John Schmitz and Shawn Reilly

[PC24-0579](#) Certified Survey Map - A request by the City of Waukesha to create a 1 Lot CSM being the northeast portion of the City Hall Property, with Lot 1 being the vacant 0.755 acres of land fronting NW Barstow Street and Buena Vista Avenue.

A motion was made by Ald. Jack Wells, seconded by Ald. Elizabeth Moltzan, that this item be recommended for Council Agenda. The motion carried by the following vote:

Aye: 4 - Corey Montiho, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Nay: 1 - R.G. Keller

Absent: 2 - John Schmitz and Shawn Reilly

X. Director of Community Development Report

[ID#24-10568](#) Review Updated Housing Study

XI. Adjournment