



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, March 27, 2024

6:00 PM

Council Chambers, City Hall

Revised 3-26-24

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller, and Joan Francoeur

IV. Public Comment

V. Approval of Minutes

[ID#24-9113](#) Minutes of February 28, 2024

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

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

VI. Consent Agenda

All items on Consent Agenda Approved with Staff Comments

[PC24-0509](#) Minor Site Plan & Architectural Review - 401 E. Roberta Avenue - Waukesha South High School Band Shed – A request to install a 12' x 16' shed adjacent to a small parking lot on the north side of the school along Roberta Avenue

[PC24-0500](#) Certified Survey Map - 1405 E. St. Paul Avenue, MetalTek – A request to approve a One-lot CSM over approximately 38,416 sq. ft. of land along the east side of E. St. Paul Avenue to combine two existing parcels in anticipation of the proposed construction of new executive office center on the site.

[PC24-0503](#) Minor Site Plan & Architectural Review - 438 Prospect Avenue, Moor Downs – A request to install two new paved areas adjacent to the parking lot near the club house. The larger area will be used for golf cart parking while the smaller area will be used for hand pull carts. In addition, 360 linear feet of 30' high protective netting is proposed at the northeast end of the golf course adjacent to the parking lot for the building at 615 W. Moreland Blvd

[PC24-0506](#) Minor Site Plan & Architectural Review - 401 E. Roberta Avenue - Waukesha South High Stadium Improvements – A request to approve stadium improvements to include new bleachers on both sides of the field as well as two new storage buildings to replace the 4 wood structures currently located northwest and southwest of the football field.

[PC24-0507](#) Minor Site Plan & Architectural Review - 1663 Arcadian Avenue, ALDI Waukesha - A request to approve façade changes to the exterior of the store at 1663 Arcadian Avenue

[PC24-0508](#) Minor Site Plan & Architectural Review - 220 South Prairie Avenue, Source Services – A request to approve plans to replace the truck scale near the entrance of the driveway to the building at 220 S. Prairie Avenue

VII. Public Hearing

[PC24-0510](#) Conditional Use Permit - 1635 Arcadian Avenue, Central Disposal, Inc. – A request for a Conditional Use Permit to operate a tire transfer facility and recycling facility at 1635 Arcadian Ave.

VIII. Action on Public Hearing

[PC24-0510](#) Conditional Use Permit - 1635 Arcadian Avenue, Central Disposal, Inc. – A request for a Conditional Use Permit to operate a tire transfer facility and recycling facility at 1635 Arcadian Ave.

A motion was made by Member Reilly, seconded by Member Keller, to approve a conditional use to allow a temporary use of the parcel as described by staff until September 20, 2024 and a permanent conditional use permit to operate as proposed with all staff comments, no grinding of metals, and any DNR restrictions. The motion carried by the following vote:

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montinho, R.G. Keller and Joan Francoeur

IX. Business Items

[PC24-0502](#) Final Site Plan & Architectural Review - 1635 Arcadian Avenue, Central Disposal, Inc. – A request to approve plans for a tire transfer facility and recycling facility at 1635 Arcadian Ave.

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

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

[PC24-0511](#) Consultation – Delafield Street Site, Mandel Project - A request from Mandel to discuss conceptual plans for a multi-family housing development on approximately 4.92 acres of land located along the west side of Delafield Street north of Madison Street.

[PC24-0505](#) Rezoning Petition - 211 and 223 Maple Avenue, Carroll University - A request to approve rezoning approximately 3.382 acres of land to I-1 Institutional District in anticipation of Carroll University making improvements to the site

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

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

[PC24-0504](#) Certified Survey Map - 211 and 223 Maple Avenue, Carroll University- A request to approve a One-lot CSM of 3.382 acres in size combining two existing parcels in anticipation of future improvements to the site by Carroll University.

A motion was made by Member Reilly, seconded by Member Montiho, that this Certified Survey Map be recommended for Council Consent to the City Council. The motion carried by the following vote:

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

X. Director of Community Development Report

XI. Adjournment