



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Plan Commission

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Wednesday, August 25, 2021

6:30 PM

Council Chambers, City Hall

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

**Present** 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells, and Schmitz

IV. Public Comment

V. Approval of Minutes

[ID#21-2611](#) Minutes for the Meeting of July 28, 2021.

**Attachments:** [pcmn210728](#)

[Sign-in Sheet 7-28-21](#)

**A motion was made by Alderman Bartels, seconded by Member Keller, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

**Abstain:** 1 - Montiho

VI. Consent Agenda

VII. Business Items

[PC21-0076](#) Final Site Plan and Architectural Review, Walbec, 2005 Pewaukee Road – Proposed site plan and architectural changes to accommodate a new business at this property.

**Attachments:** [2021-07-22 Walbec Landscape](#)  
[2021-07-22 Walbec Pavilion](#)  
[2021-07-23 Walbec Render](#)  
[2021-07-26 Walbec Civil Completed Checklists](#)  
[Cover Letter from applicant](#)  
[Erosion Control Permit Application](#)  
[Monument Sign](#)  
[Plat of Survey 2005 Pewaukee Rd](#)  
[WSS Hydrologic Soil Group](#)  
[2021-08-16 SITE](#)  
[Walbec Cover Sheet](#)  
[Walbec Dept. Comments](#)

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

**Aye:** 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[ID#21-2676](#) Sign Appeal, Waukesha Café House, 410 Wisconsin Avenue – Proposed detached sign in front of the building set back one foot from the right-of-way along Wisconsin Avenue.

**Attachments:** [Waukesha Cafe House Sign Appeal 210825](#)  
[Waukesha Cafe House Cover Sheet](#)

**A motion was made by Alderman Wells, seconded by Member Schmitz, that this Sign Appeal be approved with conditions. The motion carried by the following vote:**

**Aye:** 6 - Francoeur, Bartels, Reilly, Montiho, Wells and Schmitz

**Abstain:** 1 - Keller

[PC21-0079](#) Final Site Plan and Architectural Review, 1610 Lincoln Avenue – Proposed site changes to accommodate semi-truck parking on the site.

**Attachments:** [20210318CSM3696-Sheet 1-6](#)  
[20210322-RZ-EX-3696](#)  
[20210624TOPO3696](#)  
[20210730 - Civil Plan Set](#)  
[20210730 - Lincoln Avenue Storm Water Management Report](#)  
[BP Waukesha L1.0-L1.1 7-7-21](#)  
[LINCOLN AVE WAUKESHA SITE LIGHTING R1](#)  
[1610 Lincoln Ave. Cover Sheet](#)  
[1610 Lincoln Ave. Dept. Comments](#)

*The Plan Commission directed that the plan include a 6' fence along the southern extent of the parking lot to deter people from entering the wooded area to the south.*

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

**Aye:** 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC21-0082](#) Final Site Plan and Architectural Review, Waukesha Iron and Metal, 1407 E. Main Street – Proposed 6,300 sq. ft. addition to the industrial building at 1407 E. Main Street

**Attachments:** [Waukesha Iron & Metal Addition A Plan Set 7-19-21](#)  
[BZA approval, 2016](#)  
[Waukesha Iron Metal Cover Sheet](#)  
[Waukesha Iron & Metal Dept. Comments](#)

*The proposed trees should be taller than the fence at time of planting, details can be worked out with Staff. Spandrel glass can be used as submitted.*

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

**Aye:** 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC21-0081](#) Rezoning, Silvernail Town Homes, Silvernail Road – Proposed rezoning of Approximately 0.79 acres of land from T-1 Temporary District to Rm-2(PUD) Multi-Family District with a Planned Unit Development overlay district located along the south side of Silvernail Road west of University Drive.

- Attachments:** [Rezoning Petition](#)  
[Letter#1 - Final](#)  
[Silvernail Town Homes Rezoning Cover Sheet](#)  
[Silvernail Town Homes Rezoning Dept. Comments](#)  
[Re-Zoning Ordinance - Silvernail Townhomes](#)  
[PUD draft - Silvernail townhouse units](#)

**A motion was made by Mayor Reilly, seconded by Member Keller, that this Rezoning Petition be recommend to City Council for approval with conditions. The motion carried by the following vote:**

**Aye:** 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC21-0080](#) Final Site Plan and Architectural Review, Silvernail Town Homes, Silvernail Road – Proposed plans for an 8-unit townhome development located on a vacant lot along the south side of Silvernail Road west of University Drive.

- Attachments:** [2021-07-27 SILVERNAIL TOWNHOMES](#)  
[FRONT PERSPECTIVE 1 07\\_27\\_21](#)  
[FRONT PERSPECTIVE 2 07\\_27\\_21](#)  
[Grasch Multifamily\\_revised 7-28-21](#)  
[L100 Landscape Plan \(36x24\)](#)  
[MU-2104 ELEVATIONS 07\\_08\\_21](#)  
[MU-2104 FLOOR PLANS 07\\_08\\_21](#)  
[Letter#1 - Final](#)  
[Silvernail Town Homes SPAR Cover Sheet](#)  
[Silvernail Town Homes SPAR Dept Comments](#)

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

**Aye:** 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

[PC21-0063](#) MacArthur Road, Rezoning – A request to remove 0.374 acres of the C-1 Conservancy Overlay District from parcel 1326-999, along the north side of MacArthur Road east of Comanche Lane.

- Attachments:** [MacArthur Road Outlot](#)  
[MacArthur Road Rezoning](#)  
[MacArthur Road - Neighbor comment](#)  
[MacArthur Road Cover Sheet](#)  
[MacArthur Road Rezoning Dept. Comments](#)

*After consideration, the Plan Commission recommended that the C-1 Conservancy Overlay District be removed, and be replaced with the UCO Upland Conservancy Overlay District.*

**A motion was made by Mayor Reilly, seconded by Member Montiho, that this Rezoning Petition be recommend to City Council for approval with conditions. The motion carried by the following vote:**

**Aye:** 7 - Francoeur, Bartels, Keller, Reilly, Montiho, Wells and Schmitz

VIII. Director of Community Development Report

IX. Adjournment

*This meeting adjourned at 7:42 pm*

"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.