



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, October 26, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

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

Absent 1 - Jack Wells

IV. Public Comment

V. Approval of Minutes

[ID#22-5006](#) Minutes of September 28, 2022

A motion was made by Member Shawn Reilly, seconded by Member Joan Francoeur, that the Minutes of September 28, 2022 be approved. The motion carried by the following vote:

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

Absent: 1 - Jack Wells

[ID#22-5007](#) Minutes of October 12, 2022

A motion was made by Member Shawn Reilly, seconded by Member Joan Francoeur, that the Minutes of October 12, 2022 be approved. The motion carried by the following vote:

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

Absent: 1 - Jack Wells

VI. Presentation on Rezoning and Conditional Uses from the City Attorney's Office

VII. Consent Agenda

[PC22-0321](#) Minor Site Plan & Architectural Review – 900 Sentry Drive, City of Waukesha “Burn Building” - Proposed installation of a prefabricated “Burn Building” to simulate real world training and instruction for the City’s Fire Dept.

A motion was made that this item be approved. The motion carried by the following vote:

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

Absent: 1 - Jack Wells

VIII. Open Public Hearing

[PC22-0316](#) Conditional Use Permit – Tsunami Express Car Wash, 300-316 W. Sunset Drive – A request for a conditional use permit to operate a car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.

[PC22-0318](#) Conditional Use Permit - Howell Oaks Pressure Reducing Valve Building, 3728 Olde Howell Road – A request for a conditional use permit to construct a water pressure reducing valve building for the Water Utility at 3728 Olde Howell Road.

IX. Action on Public Hearing

[PC22-0316](#) Conditional Use Permit – Tsunami Express Car Wash, 300-316 W. Sunset Drive – A request for a conditional use permit to operate a car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.

hold until final SPAR.

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

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

Absent: 1 - Jack Wells

[PC22-0318](#) Conditional Use Permit - Howell Oaks Pressure Reducing Valve Building, 3728 Olde Howell Road – A request for a conditional use permit to construct a water pressure reducing valve building for the Water Utility at 3728 Olde Howell Road.

Architecture and landscaping conform to Subdivision aesthetics.

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

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

Absent: 1 - Jack Wells

X. Business Items

[PC22-0325](#) Minor Site Plan & Architectural Review - 521 Biddle Street, Atlas Metal – A request from Atlas Metal to expand on a recently approved addition, the proposed addition will now be 70' x 70' or 4,900 sq. ft. at 521 Biddle Street.

A motion was made by Member Shawn Reilly, seconded by Member John Schmitz, that this item be approved. The motion carried by the following vote:

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

Absent: 1 - Jack Wells

[ID#22-4940](#) Sign Appeals & Variances - 201 N. Charles Street – Carroll University – A request for a sign variance to allow a sign on a dormitory building located in the RD-2 Residential District at 201 N. Charles Street.

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

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

Absent: 1 - Jack Wells

XI. Director of Community Development Report

XII. 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.