



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, September 22, 2021

6:30 PM

Council Chambers, City Hall

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#21-2712](#) Minutes for the meeting of August 25, 2021.

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

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

VI. Consent Agenda

A motion was made and seconded that the consent agenda items be approved. The motion passed unanimously.

[PC21-0084](#) JM Electrical Contractors LLC, 400 W. Sunset Drive - Minor Site Plan & Architectural Review- Facade improvements to the existing build.

[PC21-0092](#) Minor Site Plan and Architectural Review, Taco John's, 317 N Grand Ave - Proposed updating finishes on exterior and installing new dining room package.

[PC21-0091](#) Minor Site Plan and Architectural Review, 2600 Summit Ave, Montessori School Playground - Relocate a former playground structure as an art piece to be located near Brentwood Dr. and Summit Ave.

[PC21-0087](#) Boucher Holdings - Certified Survey Map- A proposed 3 lot CSM to adjust the lot lines of 1503, 1531-1535, 1537 and 1583 E. Moreland Blvd.

VII. Open Public Hearing

- [PC21-0098](#) Redemption Fitness, 2125 S. West Ave- Conditional Use Permit- Proposal to operate a fitness gym at 2125 S. West Avenue.
- [PC21-0099](#) Home Industry, Best in Class Remodeling, 1666 Moccasin Trail- Conditional Use Permit- Proposal to operate a remodeling business, including a woodworking shop in the garage, and the house at 1666 Moccasin Trail.
- [PC21-0088](#) Fields Auto Group Car Storage - Conditional Use Permit- Request to operate a new car storage lot on a vacant parcel behind 1951 E. Main Street.
- [PC21-0100](#) 1505 Arcadian Ave, Tire Tech - Conditional Use Permit- Request to operate a used/ scrap tire collection and transfer site at 1505 Arcadian Avenue.

VIII. Action on Public Hearing

- [PC21-0098](#) Redemption Fitness, 2125 S. West Ave- Conditional Use Permit- Proposal to operate a fitness gym at 2125 S. West Avenue.

Approval also includes occasional outdoor use.

A motion was made by Mayor Reilly, seconded by Member Schmitz, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:

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

- [PC21-0099](#) Home Industry, Best in Class Remodeling, 1666 Moccasin Trail- Conditional Use Permit- Proposal to operate a remodeling business, including a woodworking shop in the garage, and the house at 1666 Moccasin Trail.

No business related woodworking or carpentry shall be allowed.

A motion was made by Mayor Reilly, seconded by Member Francoeur, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:

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

Nay: 1 - Montiho

[PC21-0088](#) Fields Auto Group Car Storage - Conditional Use Permit- Request to operate a new car storage lot on a vacant parcel behind 1951 E. Main Street.

Add condition that prohibits customers from visiting site. Inventory storage only. Landscaping must be maintained.

A motion was made by Mayor Reilly, seconded by Member Keller, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:

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

[PC21-0100](#) 1505 Arcadian Ave, Tire Tech - Conditional Use Permit- Request to operate a used/ scrap tire collection and transfer site at 1505 Arcadian Avenue.

Fence slatting no later than June 1, 2022

A motion was made by Member Montiho, seconded by Member Francoeur, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:

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

Nay: 1 - Keller

IX. Business Items

[PC21-0089](#) Fields Auto Group Storage - Final Site Plan & Architectural Review- Final site plans for a new vehicle storage lot to be located on the vacant parcel behind 1951 E. Main Street.

Approve the final site plans, subject to staff comments, prohibition on customers visiting the site, and maintaining landscaping.

A motion was made by Mayor Reilly, seconded by Alderman Wells, 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

[PC21-0101](#) Minor Site Plan and Architectural Review, 1505 Arcadian Ave, Tire Tech Recycling- Final Site Plans for a used/ scrap tire collection and transfer site at 1505 Arcadian Avenue.

Approve the minor site and architectural plans subject to staff comments, and allowing the shipping container (in revised location) and fence slats allowed to be installed by June 1, 2022

A motion was made by Mayor Reilly, seconded by Member Keller, 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

[PC21-0093](#) Minor Site Plan and Architectural Review, AirGas, 401 Sentry Dr- Proposed Plans for a 929 SF metal building addition with masonry wainscot to match existing.

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

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

[PC21-0094](#) Final Site Plan and Architectural Review, OSI Environmental, 912 Tesch Court - Proposed expansion of parking, installation of a storm sewer, and a new driveway.

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

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

[PC21-0095](#) Final Site Plan and Architectural Review, Best Buy Office and Warehouse, 1822 Dolphin Dr - Addition of loading docks openings and overhead doors.

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

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

[PC21-0102](#) Howell Oaks Addition No.4 (Phase 5)- A final plat for twenty three (23) single- family lots and 3 outlots as part of the 184 lot Howell Oaks single-family subdivision.

A motion was made by Mayor Reilly, seconded by Member Keller, that this Plat Review be approved. The motion carried by the following vote:

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

X. Director of Community Development Report

XI. Adjournment

Meeting adjourned at 8:24 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.