



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Plan Commission

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Wednesday, January 22, 2020

6:30 PM

Council Chambers, City Hall  
Use upper level doors off Buena Vista Ave.

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

**Present** 4 - Keller, Francoeur, Montihio, and Wells

**Absent** 3 - Reilly, Bartels, and Merchle

X. Director of Community Development Report

IV. Public Comment

V. Approval of Minutes

[ID#19-1543](#) Minutes for the Meetings of November 13, 2019 and December 11, 2019.

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

**Aye:** 4 - Keller, Francoeur, Montihio and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

VI. Consent Agenda

VII. Open Public Hearing

[PC19-0129](#) Public Hearing: BIC Automotive, 1441 E. Racine Avenue - Conditional Use Permit

[PC19-0141](#) Public Hearing: Precision Diagnostics, Inc., 1701 Pearl Street - Conditional Use Permit

[PC19-0147](#) Public Hearing: Mayer Homes LLC, 407 N. Grand Avenue - Conditional Use Permit

[ID#19-1733](#) Public Hearing: Hold a public hearing on the proposed boundaries and project plan for Tax Incremental District Number 27, a Blight district located

at the northwest corner of W. Saint Paul Avenue and W. Sunset Drive.

## VIII. Action on Public Hearing

### [20-0178](#)

Action: BIC Automotive, 1441 E. Racine Avenue - Conditional Use Permit

*The following conditions are: one planter box per 20 feet along the perimeter that face public streets big enough to support plants that will survive in the winter, striping should be set back 5 feet from sidewalk, work with staff to come to a design, ADA parking should be included, and vision triangle.*

**A motion was made by Keller, seconded by Wells, that this Conditional Use Permit be approved with conditions, Staff comments, and that the applicant comes back before the Commission June 31, 2022. The motion carried by the following vote:**

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

### [PC19-0143](#)

Action: Precision Diagnostics, Inc., 1701 Pearl Street - Conditional Use Permit

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

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

### [PC19-0148](#)

Action: Mayer Homes LLC, 407 N. Grand Avenue - Conditional Use Permit

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

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

### [ID#19-1734](#)

Action: Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 27, City of Waukesha, Wisconsin".

**A motion was made by Montiho, seconded by Wells, that this Business item be adopted. The motion carried by the following vote:**

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

## IX. Business Items

### [PC19-0145](#)

Milwaukee Motorwerks - Final Site Plan and Architectural Review

**No action taken. This item will be on the next Plan Commission Agenda.**

[PC19-0127](#) Sunset Crossings - Final Site Plan & Architectural Review

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

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

[PC19-0139](#) Fischer Center, 223 Maple Avenue - Minor Site Plan & Architectural Review

**A motion was made by Wells, seconded by Keller, that this Site Plan & Architectural Review be approved with conditions and that the fence be black in color. The motion carried by the following vote:**

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

[PC19-0146](#) Baker's Quality, 1814 Dolphin Drive - Minor Site Plan & Architectural Review

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

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

[ID#19-1738](#) Referral from the Public Works Department to rename Koenig Street to Prairie Song Drive.

**A motion was made by Francoeur, seconded by Wells, that this Business item be recommended for approval. The motion carried by the following vote:**

**Aye:** 4 - Keller, Francoeur, Montiho and Wells

**Absent:** 3 - Reilly, Bartels and Merchle

XI. 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.