



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Plan Commission

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Wednesday, September 28, 2022

6:30 PM

Council Chambers, City Hall

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#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur, and Shawn Reilly

**Absent** 2 - Corey Montiho, and John Schmitz

#### IV. Public Comment

#### V. Approval of Minutes

[ID#22-4863](#) Approval of Minutes of August 24, 2022

**A motion was made by Member Shawn Reilly, seconded by Ald. Jack Wells, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

#### VI. Consent Agenda

*Approval with Staff Comments and Conditions.*

[PC22-0284](#) Certified Survey Map - 1503 E. Moreland Blvd, Boucher, Waukesha Genesis -

[PC22-0298](#) Certified Survey Map - 1701 Stardust Drive - – Proposed two lot CSM on approximately 0.69 acres of land located at the southeast corner of the intersection of Stardust Drive and Wolf Road.

[PC22-0300](#) Minor Site Plan & Architectural Review - 110 Arcadian Ave - A request to pave a parking lot behind the building at 110 Arcadian Avenue.

[ID#22-4703](#) Minor Site Plan & Architectural Review – Springs Park – A request from the City of Waukesha Park, Recreation and Forestry Department to approve plans for a proposed four post park shelter in Springs Park behind the YMCA.

## VII. Open Public Hearing

[PC22-0301](#) Conditional Use Permit - Avis Budget Car Rental, 1840 B Meadow Lane – A request for a conditional use permit to operate a rental car business in the Grandview Plaza shopping center at 1840 B meadow Lane.

[PC22-0309](#) Hold a public hearing on the proposed boundaries and project plan for Tax Incremental District Number 31, a Rehabilitation/Conservation district located at 1900 E. North Street.

## VIII. Action on Public Hearing

[PC22-0301](#) Conditional Use Permit - Avis Budget Car Rental, 1840 B Meadow Lane – A request for a conditional use permit to operate a rental car business in the Grandview Plaza shopping center at 1840 B meadow Lane.

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

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

[ID#22-4777](#) Review and take action on a Plan Commission Resolution Designating Proposed Boundaries and approving a Project Plan for Tax Incremental District No. 31.

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

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

## IX. Business Items

[PC22-0308](#) Land Use Plan Amendment - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – Request to amend the Land Use Plan on approximately 63 acres of vacant land from High Density Residential, Park Land, and Commercial Use to approximately 50 acres High Density Residential Use and 13 acres of Secondary Environmental Corridor use.

**A motion was made by Member Shawn Reilly, seconded by Ald. Jack Wells, that this item be recommended for approval. The motion carried by the following vote:**

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

[PC22-0306](#) Rezoning Petition - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – A request to rezone approximately 63 acres of land from T-1 Temporary District to 22.37 acres of Rs-3 Single Family District, 28.48 acres of Rm-3 Multi-Family District, and 13.21 acres of Rm-3(UCO) Multi-family District with and Upland Conservancy overlay district.

**A motion was made by Member Shawn Reilly, seconded by Ald. Jack Wells, that this item be approved. The motion carried by the following vote:**

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

[PC22-0305](#) Certified Survey Map - Springs at Meadowbrook/Summit Fields Project (north side of Summit Avenue east of Meadowbrook Road) – A request to approve a 3 lot CSM over approximately 63 acres of vacant land.

*emergency access should become part of lot 1*

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

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

[PC22-0304](#) Final Site Plan & Architectural Review – Springs at Meadowbrook (north side of Summit Avenue east of Meadowbrook Road) – A request from Continental Properties to approve final plans for a 320-unit multi-family development consisting of 16 buildings and a clubhouse on approximately 28 acres of land.

*Explore reconfiguring the pond, maintaining as much of the existing tree-line in the front, creating walking paths through the conservancy area paralleling the contours, and explore pulling buildings farther away from the property lines. Commissioner Keller to meet with developer to accommodate the above suggestions.*

**A motion was made by Commissioner Reilly, seconded by Commissioner Wells, that the item be held. The motion passed unanimously.**

[PC22-0307](#) Preliminary Plat – Springs at Meadowbrook – Proposed preliminary plat for 64 single-family lots and one outlot on approximately 22.37 acres of land along the north side of Summit Avenue east of Meadowbrook Road.

**A motion was made by Commissioner Reilly, seconded by Commissioner Wells, to hold item PC22-0307 Preliminary Plat - Springs at Meadowbrook - Proposed preliminary plat for 64 single-family lots and one outlot on approximately 22.37 acres of land along the north side of Summit Avenue east of Meadowbrook Road.**

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

[PC22-0291](#) Final Site Plan & Architectural Review – 1900 E. North Street, Wildeck-Proposed site changes including removal of several buildings, a 40,000 sq. ft. office 3-story office addition to an existing building, along with construction of a new parking area to serve the office addition.

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

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

[ID#22-4735](#) Sign Appeals & Variances - Howell Oaks - 3840 Madison St. – A request for a sign variance to allow a subdivision monument sign for the Howell Oaks Subdivision to be located at 3840 Madison Street.

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

**Aye:** 5 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur and Shawn Reilly

**Absent:** 2 - Corey Montiho and John Schmitz

[PC22-0302](#) Final Site Plan & Architectural Review - 1005 Spring City Dr - A request from Advocate Aurora Health to approve façade changes to the building at 1005 Spring City Drive.

**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:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Shawn Reilly

**Absent:** 3 - Corey Montiho, Joan Francoeur and John Schmitz

[PC22-0303](#) Final Site Plan & Architectural Review - 101 W. Broadway – A request from the Hope Center to approve site changes including a new garage for the property at 101 W. Broadway.

**A motion was made by Member R.G. Keller, seconded by Ald. Jack Wells, that this item be approved with conditions. The motion carried by the following vote:**

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Shawn Reilly

**Absent:** 3 - Corey Montiho, Joan Francoeur and John Schmitz

[PC22-0312](#) Final Site Plan & Architectural Review – 1503 E. Moreland Blvd. – Waukesha Genesis- A request from Boucher to approve plans for a new Proposed site changes including removal of several buildings, a 13,759 sq. ft. office addition to an existing building, along with construction of a new parking area to serve the office addition.

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

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Shawn Reilly

**Absent:** 3 - Corey Montiho, Joan Francoeur and John Schmitz

X. Director of Community Development Report

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.