



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, October 25, 2023

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller, and Joan Francoeur

IV. Public Comment

V. Approval of Minutes

[ID#23-7732](#) Minutes of September 27, 2023

A motion was made by Member Reilly, seconded by Member Moltzan, that the Minutes be approved. The motion passed by the following vote:

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Abstain: 1 - Corey Montiho

VI. Consent Agenda

A motion was made and seconded that the Consent Agenda items be approved. The motion passed unanimously.

[PC23-0436](#) Certified Survey Map – Kwik Trip 2530 N Grandview Blvd - A request to create a 2 lot CSM in anticipation of planned expansions to the existing Kwik Trip store and site.

[PC23-0450](#) Minor Site Plan and Architectural Review - 831 Progress Ave., Valmet Inc. – A request to construct an outdoor prefabricated 10' x 36' structure for the storage of raw materials along the west side of the building.

[PC23-0452](#) Minor Site Plan and Architectural Review – 901 N. Grandview Blvd – Water Doctors – Request for approval for previously completed work to repair two water damaged entry ways on the building.

[PC23-0453](#) Certified Survey Map - 2128 & 2132 S. West Avenue - - A request for a 2 Lot CSM to adjust the lot line between the two properties at 2128 and 2132 West Avenue to accommodate a fence.

VII. Open Public Hearing

[PC23-0449](#) Conditional Use Permit - 1608 N Grandview Blvd – A request for a conditional use permit to operate an Asphalt Sealcoating Business as a home industry in the RS-3 single-Family Residential District

VIII. Action on Public Hearing

[PC23-0449](#) Conditional Use Permit - 1608 N Grandview Blvd – A request for a conditional use permit to operate an Asphalt Sealcoating Business as a home industry in the RS-3 single-Family Residential District

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

Aye: 5 - John Schmitz, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Nay: 1 - Shawn Reilly

Abstain: 1 - Corey Montiho

IX. Business Items

[PC23-0445](#) Certified Survey Map - 1016 Guthrie Road -This request is for a two lot CSM, splitting off the western approximately 0.43-acre portion of the lot at 1016 Guthrie Road and adding it to the Fleetfoot Drive Duplex PUD Development to the north in anticipation of another duplex building.

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: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

[PC23-0446](#) Rezoning Petition - 1016 Guthrie Road - A request to rezone the approximately 0.43-acre western portion of the lot at 2016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

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

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

[PC23-0447](#) PUD Amendment - 1016 Guthrie Road – A request to rezone the approximately 0.43-acre western portion of the lot at 2016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

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

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

[PC23-0451](#) Minor Site Plan and Architectural Review – 344 W. Broadway - A request to revise plans for improvement to the property at 344 W. Broadway

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

Aye: 7 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

[PC23-0455](#) Planned Unit Development Amendment – Grandview Square Outlot 1 – A request to allow Outlot 1 of Grandview Square Planned Unit Development, located along Madison Street, to be developed into four single family lots, when Outlot 1 is to be maintained as common open space.

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

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

Nay: 1 - Jack Wells

[PC23-0454](#) Certified Survey Map – Grandview Square Outlot 1 - A request for a 4 lot CSM on Outlot 1 of Grandview Square Planned Unit Development, to create four single family lots for development

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

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

Nay: 1 - Jack Wells

X. Director of Community Development Report

XI. Adjournment