



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, February 23, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Commissioner Wells arrived PC#22-0197

Present 5 - Francoeur, Keller, Reilly, Wells, and Schmitz

Excused 1 - Montiho

IV. Public Comment

V. Approval of Minutes

[ID#22-3639](#) Minutes of the January 26, 2022 Plan Commission Meeting

Attachments: [Sign-In Sheet - Feb 23, 2022](#)

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

Aye: 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

Absent: 2 - Montiho and Wells

VI. Consent Agenda

All items passed by unanimous consent with staff comments.

[PC22-0204](#) Extra-territorial Certified Survey Map, Longview Development, 21725 & 21755 Longview Drive

Attachments: [CSM - Longview Development -21725 and 21755 Longview Dr.](#)

VII. Open Public Hearing

[PC22-0195](#) Conditional Use Permit - AV Mendez Landscaping, 537 Elizabeth Street - Operate a landscape business as a home industry

Attachments: [Cover Sheet - 537 Elizabeth St. Home Inudstry](#)
[AV Mendez Landscaping - summary letter and site plan](#)
[CU Permit Application 537 Elizabeth](#)
[Project Reviews - Conditional Use Permit for 537 Elizabeth St.](#)

[PC22-0203](#) Conditional Use Permit - White Stone Warriors Inc, 1444 S. West Ave, Unit B. Collection and storage of donated items used for nonprofit outreach.

Attachments: [White Stone Warriors- Conditional Use Permit Cover Letter](#)
[White Stone Warriors, 1444 S West Ave, Application for Dev. Review](#)
[White Stone Warriors, 1444 S West Ave, Unit B Cond. Use](#)

PC22-0205 Conditional Use Permit - 1201 Sentry Dr., Motor Vehicle Wholesale, Rhanz Auto. Request to operate a motor vehicle wholesale business in the M-1 zoning district.

Attachments: Cover Sheet - Rhanz Auto
CU Permit Application 1201 Sentry Dr.
Project Reviews - Rhanz Auto 1201 Sentry Dr. 2-17-21

VIII. Action on Public Hearing

[PC22-0195](#) Conditional Use Permit - AV Mendez Landscaping, 537 Elizabeth Street - Operate a landscape business as a home industry

Attachments: [Cover Sheet - 537 Elizabeth St. Home Inudstry](#)
[AV Mendez Landscaping - summary letter and site plan](#)
[CU Permit Application 537 Elizabeth](#)
[Project Reviews - Conditional Use Permit for 537 Elizabeth St.](#)

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

Aye: 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

Absent: 2 - Montihio and Wells

[PC22-0203](#) Conditional Use Permit - White Stone Warriors Inc, 1444 S. West Ave, Unit B. Collection and storage of donated items used for nonprofit outreach.

Attachments: [White Stone Warriors- Conditional Use Permit Cover Letter](#)
[White Stone Warriors, 1444 S West Ave, Application for Dev. Review](#)
[White Stone Warriors, 1444 S West Ave, Unit B Cond. Use](#)

A motion was made by Mayor Reilly, seconded by Alderman Bartels, that this Conditional Use Permit be approved with conditions. The motion carried unanimously.

Aye: 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

Absent: 2 - Montiho and Wells

PC22-0205 Conditional Use Permit - 1201 Sentry Dr., Motor Vehicle Wholesale, Rhanz Auto. Request to operate a motor vehicle wholesale business in the M-1 zoning district.

Attachments: Cover Sheet - Rhanz Auto
CU Permit Application 1201 Sentry Dr.
Project Reviews - Rhanz Auto 1201 Sentry Dr. 2-17-21

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: 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

Absent: 2 - Montiho and Wells

IX. Business Items

[PC22-0196](#) Tofte's Table Expansion, 344 W Broadway - Proposed restaurant and outdoor dining expansion into adjacent office building

Attachments: [2022-01-24 21100 PC -CoverLetter](#)
[2022-01-24 21100 PC Submittal](#)
[2022-02-16 Revised Elevations and Renderings](#)
[Cover Sheet - Tofte's Table Final Site Plan and Architectural Review](#)
[Project Reviews - Final SPAR for Tofte's Table Expansion. 2-17-22](#)
[Revised Elevations 2-17-22](#)

A motion was made by Mayor Reilly, seconded by Alderman Bartels, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

Absent: 2 - Montiho and Wells

[PC22-0197](#) HFO Storage Tank System, Firestone Building Products, 1245 Chapman Dr. - Installation of two horizontal bulk storage tanks

Attachments: [Firestone- HFO Storage Tanks Cover Letter](#)
[Firestone - HFO Storage Tank System - COVER LETTER for Minor Site Plan Review - City of Waukesha 1-24-22 \(002\)](#)
[Firestone - HFO Storage Tank System - 21866 Partial Drawings - City of Waukesha Planning Review](#)
[Firestone - HFO Storage Tank System - Application of Minor Site Plan Review - City of Waukesha 1-24-22](#)
[Firestone- HFO Storage Tanks Project Reviews](#)
[Gaco Western- Landscape Plan](#)
[SDS 1100](#)
[Typical Blowing Agent Reference Photos - Tank Skid](#)

A motion was made by Mayor Reilly, seconded by Member Francoeur, that this Site Plan & Architectural Review be approved with staff comments and that all landscaping be installed by September 1, 2022. The motion carried by the following vote:

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

Absent: 1 - Montihio

[PC22-0206](#) Land Use Plan Amendment - ProHealth Care, Inc., Waukesha Memorial - Request to amend the Land Use Plan on approximately 4.147 acres east and west of the Fairview Avenue ROW from high density residential use to government and institution use

Attachments: [Cover Sheet - Land Use Plan Amendment ProHealth WMH entrance drive](#)
[20411 CSM-Rezoning Exhibit](#)
[Colored Site Plan and Views](#)
[Petition for Amendintg Zoning Ordinance, Waukesha Memorial](#)
[Waukesha.Cover.Letter.Boulevard.1.19.2022](#)

A motion was made by Member Francoeur, seconded by Alderman Bartels, that this Comprehensive Plan Amendment be approved. The motion carried by the following vote:

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

Absent: 1 - Montihio

[PC22-0202](#) Rezoning - ProHealth Care, Inc., Waukesha Memorial - Proposed Boulevard - Request to rezone 4.147 acres of land east and west of Fairview Avenue ROW from R-M1 Multifamily District to I-1 Institutional District

Attachments: [Cover Sheet - Rezoning ProHealth WMH entrance drive](#)
[Petition for Amending Zoning Ordinance, Waukesha Memorial](#)
[Petition for rezoning.signed notarized.01212022](#)
[REZONING LEGAL DESCRIPTION](#)
[20411 CSM-Rezoning Exhibit](#)

A motion was made by Member Francoeur, seconded by Alderman Bartels, that this Rezoning Pettition be approved. The motion carried by the following vote:

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

Absent: 1 - Montihio

[PC22-0213](#) Street Vacation - ProHealth Care, Inc., Waukesha Memorial - Proposed Boulevard - Request to vacate Fairview Avenue ROW between Madison Street and Lawndale Avenue

Attachments: [Cover Sheet - Street Vacation - Fairview Ave., ProHealth WMH entrance drive](#)
[20411 CSM-Vacation Exhibit](#)
[Colored Site Plan and Views](#)
[Les Penden Fairview Street Vacation](#)

A motion was made by Member Francoeur, seconded by Alderman Bartels, that this Street Vacation be approved. The motion carried by the following vote:

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

Absent: 1 - Montihio

[PC22-0201](#) Certified Survey Map, ProHealth Care, Inc, Waukesha Memorial - Proposed Boulevard - Proposed one lot CSM on approximately 4.147 acres including the Fairview Avenue ROW and former residential lots east and west of the ROW

Attachments: [Cover Sheet - CSM ProHealth WMH entrance drive](#)
[20411 CSM](#)
[Colored Site Plan and Views](#)

A motion was made by Member Francoeur, seconded by Member Keller, that this Certified Survey Map be approved. The motion carried by the following vote:

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

Absent: 1 - Montihio

X. Director of Community Development Report

XI. Adjournment