



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Plan Commission

---

Wednesday, May 22, 2024

6:00 PM

Council Chambers, City Hall

---

#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller, and Elizabeth Moltzan

**Absent** 2 - Joan Francoeur, and Jack Wells

#### IV. Public Comment

#### V. Approval of Minutes

[ID#24-9581](#) Plan Commission Meeting Minutes of 4-24-2024

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

#### VI. Consent Agenda

*All items on Consent Agenda Approved with Staff Comments*

[PC24-0525](#) Minor Site Plan and Architectural Review – 362 W Main St, BB's on Main – Renovations to the business at 362 W Main St. to include interior work, with a new concrete ramp on the exterior of the north side of the building and the removal of an enclosed 2nd level porch on the rear of the building to be replaced with a wood deck.

#### VII. Public Hearing

[PC24-0526](#) Conditional Use Permit - 139 W. Broadway, WisHope Recovery Community Center – WisHope Inc. is requesting a conditional use permit to operate a Recovery Community Center to support the recovery community through peer coaching, recovery meetings, and sober social events.

#### VIII. Action on Public Hearing

[PC24-0526](#) Conditional Use Permit - 139 W. Broadway, WisHope Recovery Community Center – WisHope Inc. is requesting a conditional use permit to operate a Recovery Community Center to support the recovery community through peer coaching, recovery meetings, and sober social events.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

#### IX. Business Items

[PC24-0516](#) Rezoning – 130 Delafield Street - A request to rezone approximately 5.2 acres of City owned land from I-1 Institutional District and B-3 General Business District to Rm-3(PUD) in anticipation of a multifamily residential development. in size combing four existing parcels City owned parcels across Delafield Street from City Hall.

*This item was held.*

[PC24-0528](#) Consultation - A request from Thrive Architects to discuss a potential residential mixed-use development proposed for the west end of the parking lot at 2100 E Moreland Blvd., Westtown Veterinary Clinic (former Chancery site), to include 5 townhomes facing onto Ramona Road.

[PC24-0523](#) Minor Site Plan & Architectural Review - 2320 Bluemound Road - Home Depot. – A request to approve plans to relocate the shed display from the west side of the parking lot to a location in the parking lot more central to the front of the store.

**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:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

[ID#24-9585](#) Sign Appeals and Variances - 441-443 Oakland Avenue, Habitat for Humanity – A request to approve a permanent freestanding sign for the Domenica Park neighborhood at the north end of the development.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

[PC24-0527](#) Final Site Plan & Architectural Review – 211 and 223 Maple Avenue, Carroll University – A request from Carroll University to approve plans to remove the building at 211 Maple and make site improvements for a new parking lot configuration and pedestrian access to Grand Avenue.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

[PC24-0520](#) Final Site Plan & Architectural Review - 1052 White Rock Avenue - A request to approve site improvements to Trinity Lutheran Church including the removal of a house at the southwest end of the site along with grading work and a proposed retaining wall to create a new play area.

**PC24-0520 Final Site Plan & Architectural Review - 1052 White Rock Avenue - A request to approve site improvements to Trinity Lutheran Church including the removal of a house at the southwest end of the site along with grading work and a proposed retaining wall to create a new play area.**

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

[PC24-0533](#) Certified Survey Map - 1052 White Rock Avenue, Trinity Lutheran Church – A request to approve a one lot CSM which will incorporate two former residential parcels owned by Trinity Lutheran Church at the southwest end of their site into their main lot.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

[PC24-0501](#) Minor Site Plan & Architectural Review - 1337 Pearl Street, Quality Fireplace Inc. – A request to approve plans for an addition to the rear of the building with overhead doors on the east and west elevations to allow for improved traffic circulation.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

[PC24-0524](#) Final Site Plan & Architectural Review – 1900 E Main Street, Griffin Ford – A request to approve plans for a new vehicle maintenance building to replace the current used car office at 1900 E. Main Street

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Corey Montiho, R.G. Keller and Elizabeth Moltzan

**Absent:** 2 - Joan Francoeur and Jack Wells

X. Director of Community Development Report

XI. Adjournment