



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, May 28, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

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

IV. Public Comment

V. Approval of Minutes

[ID#25-00679](#) Minutes of April 23, 2025

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

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

[ID#25-00950](#) Minutes of May 14, 2025

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

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

VI. Consent Agenda

Consent Agenda passed by unanimous consent.

[PC25-0049](#) Final Site Plan & Architectural Review - 2781 Aviation Drive, A request from Oliver Construction to approve final site plan and architectural review for a new aircraft hangar at the Waukesha County Airport under the A-1 Airport District.

- [PC25-0046](#) Certified Survey Map - 1300 S. Grand Avenue, Bridge Church - A request from Bridge Church to approve a 7.2801-acre one lot CSM at 1300 S Grand Avenue in the I-1 Institutional District.

VII. Public Hearing

- [PC25-0043](#) Conditional Use Permit - 400 S. West Avenue, Total Flex Gym. – A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

VIII. Action on Public Hearing

- [PC25-0043](#) Conditional Use Permit - 400 S. West Avenue, Total Flex Gym. – A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

Requesting more information on original Conditional Use and requesting that the applicant be present to answer questions.

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

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

IX. Business Items

- [PC25-0040](#) Final Site Plan & Architectural Review - 725 American Avenue, Waukesha Memorial Hospital - A request from Pro Health Care to approve final site plan and architectural review for a 14,000 sq. ft. roof addition to accommodate Surgical Support Spaces and Shell Space at Waukesha Memorial Hospital under the I-1 Institutional District

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

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

- [PC25-0042](#) Final Site Plan & Architectural Review - 840 W Sunset Drive, Culver's – A request from Culver's to approve final site plan and architectural review for a second drive thru order station along with a new canopy on the west side of the building and interior remodeling at 840 W Sunset Drive in the MM-1 Mixed Use Industrial District.

A motion was made by Ald. Elizabeth Moltzan, seconded by Member R.G. Keller, that this item be approved. The motion carried by the following vote:

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

[PC25-0045](#) Minor Site Plan & Architectural Review - 818 W. St. Paul Avenue, Las Cazuelas Restaurant – A request to add a new concrete walkway and accessible entrance along with interior improvements to the building at 818 W St Paul Avenue in the B-3 General Business District.

Plantings shown to staff to be approved

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

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

[PC25-0050](#) Final Site Plan & Architectural Review - 2101 Airport Road, – A request from Watts Up Engineering to approve final site plan and architectural review for the installation of a ground mounted solar array on the east side of the lot at 2101 Airport Road under the M-3 Limited Business and Industrial Park District.

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

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

X. Director of Community Development Report

XI. Adjournment