



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

Attend in person or watch  
live at

<https://waukesha.legistar.com/calendar.aspx>

## Plan Commission

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Wednesday, July 26, 2023

6:00 PM

Council Chambers, City Hall

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### I. Call to Order

### II. Pledge of Allegiance

### III. Roll Call

**Present** 5 - Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller, and Joan Francoeur

**Absent** 2 - John Schmitz, and Shawn Reilly

### IV. Public Comment

### V. Approval of Minutes

[ID#23-7183](#) Plan Commission Minutes of June 28, 2023

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

**Aye:** 5 - Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

**Absent:** 2 - John Schmitz and Shawn Reilly

### Consent Agenda

*Approval with Staff comments and conditions.*

[PC23-0427](#) Minor Site Plan & Architectural Review - 100 N. East Avenue - Carroll University Parking Lot Lighting – Carroll University is proposing to update lighting in four separate parking lots, the Campus Center, Bergstrom Hall, Kilgour Hall and Swarthout Hall lots.

### VI. Open Public Hearing

[PC23-0419](#) Conditional Use Permit – 1601 Airport Road, Precision Pattern Co. Inc. – A request by Precision Pattern Co. Inc. to operate a precision pattern and engineering equipment business including engineering sales, design, machining, assembly, warehousing and sales business of machinery patterns and components to operate at 1601 Airport Road in the M-3 Limited Business and Industrial Park District.

## VII. Action on Public Hearing

[PC23-0419](#) Conditional Use Permit – 1601 Airport Road, Precision Pattern Co. Inc. – A request by Precision Pattern Co. Inc. to operate a precision pattern and engineering equipment business including engineering sales, design, machining, assembly, warehousing and sales business of machinery patterns and components to operate at 1601 Airport Road in the M-3 Limited Business and Industrial Park District.

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

**Aye:** 5 - Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

**Absent:** 2 - John Schmitz and Shawn Reilly

## VIII. Business Items

[PC23-0420](#) Final Site Plan & Architectural Review - 2310 Kossow Road - Farm & Fleet – A request from Farm and Fleet to approve a 5,000 sq. ft. addition and façade changes to the store at 2310 Kossow Road.

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

**Aye:** 5 - Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

**Absent:** 2 - John Schmitz and Shawn Reilly

[PC23-0422](#) Minor Site Plan & Architectural Review - 307 E. Main Street – Vincent James Mentoring - A request for approval of façade changes, to include a new ADA access and proposed landscaping to the property at 307 E. Main Street.

*Trailer can remain for one year from the date of the Plan Commission meeting 7-26-23. Landscape financial guarantee can be waved.*

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

**Aye:** 5 - Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

**Absent:** 2 - John Schmitz and Shawn Reilly

[PC23-0423](#) Certified Survey Map - 3017 Silvernail Road – A request to create a two lot CSM on 3.45 acres of land at 3017 Silvernail Road.

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

**Aye:** 5 - Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

**Absent:** 2 - John Schmitz and Shawn Reilly

[PC23-0349](#) Staff Report - Conditional Use Permit – Freeland Cars, 1352 Ellis Street – A request for a conditional use permit to operate car sales as part of along with an auto painting and dent repair business at 1352 Ellis Street.

[PC23-0425](#) Zoning Code Amendment - Section 22.70 Floodplain Zoning - Repeal Section 22.70 and create Chapter 24 Floodplain Ordinance in the Municipal Code to incorporate updates by FEMA to the Flood Insurance Rate Maps and Flood Insurance Study for Waukesha and provide the City the opportunity to participate on Act 175 and the Floodplain CRS Program.

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

**Aye:** 5 - Elizabeth Moltzan, Jack Wells, Corey Montiho, R.G. Keller and Joan Francoeur

**Absent:** 2 - John Schmitz and Shawn Reilly

[ID#23-7330](#) Review and Provide Input on Draft Goals & Policies for the Land Use and Housing Sections of the Comprehensive Plan

## IX. Director of Community Development Report

## X. 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.