



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, December 17, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly, and R.G. Keller

Absent 3 - Joan Francoeur, Jennifer Wallner, and Heather Granger

IV. Public Comment

V. Approval of Minutes

[ID#25-02438](#) Minutes of November 19, 2025

A motion was made by Mayor Shawn Reilly, seconded by Ald. Jack Wells, that the Minutes be approved as amended. The motion carried by the following vote:

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

VI. Consent Agenda

[PC25-0174](#) Certified Survey Map - 135 and 137 Wisconsin Avenue - Request approval of a 2 Lot CSM to redivide the properties at 135 and 137 Wisconsin Avenue where 137 Wisconsin is proposed to include the rear portion of 135 Wisconsin Avenue. These properties are located in the B-2 central Business District.

[PC25-0177](#) Final Site Plan & Architectural Review - 1351 E. Main Street, Waukesha Iron Fines Building – A request to approve plans for the construction of a new 3,200 sq ft metal storage building and 2,800 sq ft sorting slab at the rear of the site in the M-2 General Manufacturing District.

[PC25-0178](#) Extra-territorial Certified Survey Map - S11W28264 Summit Avenue - Request approval of a 1 Lot CSM to adjust the property line of the residential lot located in the Town of Delafield.

[PC25-0187](#) Minor Site Plan & Architectural Review - 297 Mountain Avenue - – Request approval to remove the horizontal cedar siding and replace with new vinyl siding around the exterior of the building located in the Mountain Village Apartments complex under the Rm-2 PUD Multi Family Residential District.

VII. Open Public Hearing

[PC25-0195](#) Conditional Use Permit – 2417 Silvernail Road, Multi Family residential units – a request to approve plans for new 5 story commercial building with commercial space on the first level, and 76 residential units on the four upper levels, located in the B-5 Community Commercial District

[PC25-0189](#) Conditional Use Permit - 1705 S. Prairie Ave, Food Pantry of Waukesha County – a request to operate a non-profit food warehouse and distribution facility at 1705 S Prairie Avenue in the M-2 General Manufacturing District.

VIII. Action on Public Hearing

[PC25-0195](#) Conditional Use Permit – 2417 Silvernail Road, Multi Family residential units – a request to approve plans for new 5 story commercial building with commercial space on the first level, and 76 residential units on the four upper levels, located in the B-5 Community Commercial District

Add condition of having an agreement with neighbor for parking and approval of spar explore parking easement for commercial at north end of lot

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

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

[PC25-0189](#) Conditional Use Permit - 1705 S. Prairie Ave, Food Pantry of Waukesha County – a request to operate a non-profit food warehouse and distribution facility at 1705 S Prairie Avenue in the M-2 General Manufacturing District.

With staff comments, client hours should change to hours of operation during school year 12 - 2:30 during week.

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

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

IX. Business Items

[PC25-0188](#) Final Site Plan & Architectural Review - 1705 S. Prairie Avenue, Food Pantry of Waukesha – a request to approve to the site for the operation of a non-profit food warehouse and distribution facility at 1705 S Prairie Avenue in the M-2 General Manufacturing District

Staff comments and sidewalk to west side of driveway for clients, some sort of high-lighting of the entry (for staff review)

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

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

[PC25-0175](#) Final Site Plan & Architectural Review - 2417 Silvernail Road – Request to approve plans for a new commercial building with 76 residential units on the four floors above the commercial unit.

Allowing for either window option to be used, north elevation should be enhanced and to be reviewed with staff and commissioner Keller. ground floor could be used for community space if retail does not.

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

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

[PC25-0184](#) Rezoning Petition - Rapids Trail and River Road, Bielinski Homes – A request to rezone the approximately 4.87 acres of vacant land north of Rapids Trail, west of River Road and south of Saylesville Road from B-5 Community Business District to Rd-2 PUD Two Family Residential with a Planned Unit Development Overlay District.

A motion was made by Mayor Shawn Reilly, seconded by Ald. Jack Wells, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

[PC25-0183](#) PUD Final Site Plan & Architectural Review - Rapids Trail and River Road, Bielinski Homes River Road Villas – Request approve plans for a 12 Duplex condominium development for a total of 24 units on 4.7 acres of land under the Rd-2 PUD zoning district.

Staff comments except for additional masonry and grass strip as shown in site plan.

A motion was made by Mayor Shawn Reilly, seconded by Ald. Jack Wells, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

[PC25-0176](#) Final Subdivision Plat Review - Olde Farm Subdivision, 3424 Madison Street - Final Subdivision Plat Review – Olde Farm Subdivision, Madison Street – Request to approve the Final Plat for the Olde Farm Subdivision located along the north side of Madison Street west of Fiddlers Creek Drive.

A motion was made by Mayor Shawn Reilly, seconded by Ald. Jack Wells, that this item be recommended for approval. The motion carried by the following vote:

[PC25-0179](#) Rezoning Petition - Dolphin Dr and Coral Dr, STOR-IT Right – A request to rezone the approximately 4.27 acres of vacant land northeast of the Coral Dr/Dolphin Dr intersection from M-3 Limited Business and industrial Park to M-1 Light Manufacturing District.

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

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

[PC25-0181](#) Consultation - Dolphin Dr and Coral Dr, STOR-IT Right - A request to discuss potential plans for a proposed storage facility on vacant land northeast of the Dolphin Dr/Coral Drive intersection. This item is an opportunity for discussion between the developer and the Plan Commission; no formal action will be taken on the plans.

[PC25-0180](#) Planned Unit Development Amendment - 2310 Fox Run Blvd – Request amend the Fox Run PUD to allow residential uses on Lot 4 of the development which is currently vacant under the B-5 PUD community Business Planned Unit Development Overlay District.

A motion was made by Mayor Shawn Reilly, seconded by Ald. Jack Wells, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4 - Elizabeth Moltzan, Jack Wells, Shawn Reilly and R.G. Keller

Absent: 3 - Joan Francoeur, Jennifer Wallner and Heather Granger

[PC25-0182](#) Consultation - Meadow Lane, Cherry Faith Residential Development - A request to discuss potential plans for a proposed multi-family residential building on vacant land along the north side of Meadow Lane east of the good Harvest Market grocery store. This item is an opportunity for discussion between the developer and the Plan Commission; no formal action will be taken on the plans.

X. Director of Community Development Report

XI. Adjournment