



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, April 26, 2023

6:30 PM

Council Chambers, City Hall

I. Call to Order

III. Roll Call

Present 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, and R.G. Keller

Absent 2 - Joan Francoeur, and Corey Montiho

II. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

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

Aye: 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

[ID#23-6392](#) Minutes of March 22, 2023

VI. Consent Agenda

VI. Consent Agenda

Aye: 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

[PC23-0382](#) Certified Survey Map - LaCasa De Esperanza, Inc - Arcadian Avenue/Pleasant Street - Proposed one lot CSM to combine 5.1402 acres of land now under La Casa de Esperanza ownership between Arcadian Avenue and E Broadway west of the railroad tracks.

[PC23-0383](#) Minor Site Plan & Architectural Review - 2205 Silvernail Rd - Good Harvest Market - A request from Good Harvest Market to approve plans for a proposed covered patio space behind the building at 2205 Silvernail Road.

VII. Open Public Hearing

[PC23-0388](#) Conditional Use Permit - 1631 Arcadian Ave, Tire Tech - Conditional Use Permit- Request to operate a used/ scrap tire collection and transfer site at 1631 Arcadian Avenue (formerly located at 1505 Arcadian).

VIII. Action on Public Hearing

[PC23-0388](#) Conditional Use Permit - 1631 Arcadian Ave, Tire Tech - Conditional Use Permit- Request to operate a used/ scrap tire collection and transfer site at 1631 Arcadian Avenue (formerly located at 1505 Arcadian).

*Fire Hydrant comments by Mayor.
Lot Surface must be kept in good condition.
All debris cleaned up regularly.
Inspectors allowed on site during hours.
Water utility maintenance requirements.*

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

Aye: 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

IX. Business Items

[PC23-0386](#) Final Site Plan & Architectural Review - 3114 N. Grandview Blvd - GE Healthcare - Trout Patient Care Solutions – Proposed changes to the south, east and north facades of the GE Health care Trout Building at 3114 N. Grandview Blvd. along with improvements to the parking lot, landscaping and a new patio.

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, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

[PC23-0384](#) Minor Site Plan & Architectural Review - 425 E. Broadway – Proposed 630 sq. ft. residential addition to the second floor of the building at 425 E. Broadway.

with Gable roof, plans to return to Plan Commission. if staff is not comfortable.

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

Aye: 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

[PC23-0385](#) Final Site Plan & Architectural Review - 1217 S. Grandview Blvd - Badgerland Lawn & Landscaping, Inc. - Proposed site plan and grading changes to address storm water runoff issues at 1217 S. Grandview Blvd

Extend berm along west lot line to building to keep water on lot towards dry well.

Direct roof runoff towards dry wells on site.

Bring back revised grading keeping water on site.

A motion was made by Member R.G. Keller, and seconded by Shaw Reilly, that this item be held.

[PC23-0387](#) Minor Site Plan & Architectural Review - 701 Northview Road, Humane Animal Welfare Society - Proposed replacement of a recently damaged 10' x 10' shed at the SE corner of the building and a new fenced in dog play area at the NE corner of the building at 701 Northview Road.

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

Aye: 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

[PC23-0389](#) Final Site Plan & Architectural Review - Executive Place - Sky High Marketing – Proposed new 38,960 sq. ft. building for office, warehouse, and production space, with potential for future expansion, to be located on a 11.8-acre parcel at the south end of Executive Place.

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, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

[PC23-0390](#) Minor Site Plan & Architectural Review - 1505 E. Racine Ave - Hop N Shop - Proposed remodel of the existing service station at 1505 E. Racine Avenue to incorporate the current mechanic shop into new retail space with minor exterior improvements.

A motion was made by Member Reilly, seconded by Member Wells, that this Site Plan & Architectural Review be approved. The motion carried by the following vote:

Aye: 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Joan Francoeur and Corey Montiho

X. Director of Community Development Report

XI. Adjournment