



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, December 9, 2020

6:30 PM

Virtual Meeting

Direct link to the meeting for live stream: <https://waukesha.legistar.com/Calendar.aspx>

Listen to the meeting live by calling 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 932 0628 7125

Password: 164599

If you would like to participate in public comment for this meeting, you need to register by 4:00 PM the day of the meeting by following this link:

<https://waukesha-wi.gov/1907/Public-Comment>

Directions for registration at the end of agenda.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - Bartels, Keller, Reilly, Wells, Schmitz, and Francoeur

Absent 1 - Montiho

IV. Public Comment

V. Approval of Minutes

[ID#20-1317](#) Minutes for the Meeting of November 18, 2020.

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

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

VI. Consent Agenda

A motion was made and seconded that the Consent Agenda items be approved. The motion passed unanimously.

[PC20-0094](#) Living Word Lutheran Church, 3140 Saylesville Road, Minor Site Plan &

Architectural Review – The Church is requesting to remove the dumpster enclosure from the approved plans and replace it with a storage building in the northwest corner of the parking lot to be constructed in the future. Until then, they intend to store all garbage, recyclables etc. inside the church.

[PC20-0112](#) Sunset Drive Health Center, Certified Survey Map – Proposed one lot CSM encompassing 4.66 acres southwest of the W. Sunset Drive/W. St. Paul Avenue intersection.

[PC20-0113](#) Kwik Trip #373, 1809 W. St. Paul Avenue, Minor Site Plan & Architectural – Proposed addition for a walk-in cooler at the rear of the building.

[PC20-0118](#) Kwik Trip #436, 924 Fleetfoot Drive, Minor Site Plan & Architectural Review - Proposed addition for a walk-in cooler at the rear of the building.

VII. Open Public Hearing

[PC20-0106](#) Public Hearing: Joe's Armory, 1105 Josephine Street, Conditional Use Permit – Request for a conditional use permit to operate a firearms sales and transfer business as a home industry at 1105 Josephine Street.

[PC20-0109](#) Public Hearing: Buddy's Burgers & Custard LLC, 1345 S. West Avenue, Conditional Use Permit – Request for a conditional use permit to operate a restaurant with a drive-thru at 1345 S. West Avenue.

[PC20-0103](#) Public Hearing with Site Plan & Architectural Review: 414 Wisconsin Avenue, Conditional Use Permit – Request for a conditional use permit to allow a residential unit in the building at 414 Wisconsin Avenue.

VIII. Action on Public Hearing

[PC20-0107](#) Action on Public Hearing: Joe's Armory, 1105 Josephine Street, Conditional Use Permit – Request for a conditional use permit to operate a firearms sales and transfer business as a home industry at 1105 Josephine Street.

A motion was made by Mayor Reilly, seconded by Schmitz, that this Conditional Use Permit be approved with conditions for a term of one year. The motion carried by the following vote:

Aye: 4 - Reilly, Wells, Schmitz and Francoeur

Nay: 1 - Keller

Absent: 1 - Montihio

Abstain: 1 - Bartels

[PC20-0110](#) Action on Public Hearing: Buddy's Burgers & Custard LLC, 1345 S. West Avenue, Conditional Use Permit – Request for a conditional use permit to

operate a restaurant with a drive-thru at 1345 S. West Avenue.

A motion was made by Wells, seconded by Keller, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0120](#) Action on Public Hearing with Site Plan & Architectural Review: 414 Wisconsin Avenue, Conditional Use Permit – Request for a conditional use permit to allow a residential unit in the building at 414 Wisconsin Avenue.

A motion was made by Francoeur, seconded by Keller, that this Conditional Use Permit be held. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

IX. Business Items

[PC20-0105](#) Mandel Waukesha Apartments, St. Paul Avenue, north of Mill Reserve Condos, Certified Survey Map – Proposed one lot CSM encompassing 1.7445 acres south of W. St. Paul Avenue across from Fuller Street.

A motion was made by Mayor Reilly, seconded by Keller, that this Certified Survey Map be approved with conditions. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0119](#) Mandel Waukesha Apartments, St. Paul Avenue, north of Mill Reserve Condos, PUD Amendment Final Site Plan & Architectural Review – Proposed 114 unit apartment building south of W. St. Paul Avenue across from Fuller Street.

A motion was made by Mayor Reilly, seconded by Keller, that this Site Plan & Architectural Review be approved with conditions and to work with staff to improve the vegetation on St. Paul Avenue. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0099](#) The Village at Fox River, lands at the Southeast Corner of STH 59 and Saylesville Road, Certified Survey Map – Proposed 3-Lot CSM south of Les Paul Parkway at River Valley Road extended.

A motion was made by Mayor Reilly, seconded by Keller, that this Certified Survey Map be approved with conditions. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0100](#) The Village at Fox River, lands at the Southeast Corner of STH 59 and Saylesville Road, PUD Amendment Final Site Plan & Architectural Review – Proposed mixed-use development including a 174-unit apartment building, convenience store/gas station, and a future commercial/office use south of Les Paul Parkway at River Valley Road extended.

A motion was made by Mayor Reilly, seconded by Keller, that this PUD Amendment be approved with conditions but not approve the exterior architectural elevations. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0111](#) Booster Pumping Station & Water Tower, 2010 E. Broadway – Rezoning and Land Use Plan Amendment – As part of the Great Lakes water project, the Water Utility is requesting to rezone land along the north side of E. Broadway from Rm-2 Multi-Family and P-1 Parks zoning to I-1 Institutional zoning to accommodate the new booster station.

A motion was made by Mayor Reilly, seconded by Bartels, that this Rezoning Petition be approved. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0117](#) Glen at Standing Stone, Rezoning – Proposal to rezone 40.2 acres of Land west of Tenny Ave. extended to Rm-1PUD, and 40.4 acres of land east of Tenny Avenue extended to Rs-3 PUD.

A motion was made by Mayor Reilly, seconded by Francoeur, that this Rezoning Petition be recommended for approval and that the sidewalk on private drive not be required. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0116](#) Glen at Standing Stone, Plat Review – Proposed 28 single-family lots, and 4 outlots located on 40.4 acres of land east of Tenny Avenue extended.

A motion was made by Mayor Reilly, seconded by Keller, that this Plat Review be recommended for approval. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0115](#) Glen at Standing Stone, Certified Survey Map - Proposed 43.5 acre CSM

consisting of 1 lot and 4 outlots located north of Les Paul Parkway and east of Big Bend Road.

A motion was made by Mayor Reilly, seconded by Keller, that this Certified Survey Map be recommend approval with conditions. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0114](#) Glen at Standing Stone, PUD Final Site Plan & Architectural Review - PUD Final Site Plan & Architectural Review – Plans for 14 duplex, 9 fourplex, and 16 single-family condos, 80 units total, on 40.2 acres of land east of Tenny Avenue extended.

A motion was made by Mayor Reilly, seconded by Schmitz, that this Site Plan & Architectural Review be recommended for approval. Sidewalk is not required on private drive and additional landscape requirements not be required. Stone masonry should be an option for single detached homes. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

[PC20-0104](#) Fox Den Apartments, 2330 Fox Run Blvd., PUD Final Site Plan & Architectural Review – Plans for 3 new apartment buildings, 72-units total, on the 4.5 acre Lot 5 in the Fox Run Mixed-Use Development.

A motion was made by Mayor Reilly, seconded by Wells, that this Pud Amendment be approved with conditions and that additional landscape screening (consider pine or another variety) to be worked out with staff. The motion carried by the following vote:

Aye: 6 - Bartels, Keller, Reilly, Wells, Schmitz and Francoeur

Absent: 1 - Montiho

X. Director of Community Development Report

XI. 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.

PUBLIC COMMENT

Waukesha is currently conducting its meetings virtually due to the COVID-19 pandemic and City Hall is closed. There have been numerous security problems in opening up meeting for anyone to “enter” a virtual meeting, so the city has developed a specific process in order to allow the public to provide comments while also ensuring that the meeting is conducted appropriately.

Steps to Register for Public Comment:

- You will need to register for public comment on the following link if you wish to participate. <https://waukesha-wi.gov/1907/Public-Comment>
- Provide the required information (First and Last name, E-mail address, address, phone number)
- City staff will review your registration. You will then be contacted by a City staff member by phone to verify your information.
- Once verified, you will receive an e-mail link for the meeting. When it is time for the meeting, you click on the provided link to join the meeting.
- The link you receive is unique to you. It cannot be forwarded or shared with others. Each person that would like to comment needs to complete their own registration.
- Registration must be submitted by 4PM on the day of the meeting start time to allow time for verification.

If you would prefer to not participate live in the meeting, you can submit comment at least one hour prior to the meeting by e-mailing CommDev@waukesha-wi.gov. You will need to include the specific meeting and item (from the list above) that your comment is for as well as your name and address. Your comment will be read live at the meeting during public comment. If you have any questions regarding this process, please contact 262-524-3671 during business hours.