



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, January 24, 2024

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 5 - Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho, and R.G. Keller

Absent 2 - John Schmitz, and Joan Francoeur

IV. Public Comment

V. Approval of Minutes

[ID#23-8533](#) Minutes of December 13, 2023

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

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

Absent: 2 - John Schmitz and Joan Francoeur

VI. Consent Agenda

The Consent Agenda passed with staff comments by unanimous consent with no items removed.

[PC23-0489](#) Certified Survey Map – 617 Downing Drive – A request to approve a 2 lot CSM over approximately 71,253 sq. ft. of land along the west side of Downing Drive in the Rs-3 Single Family zoning district.

[PC23-0490](#) Certified Survey Map – 1631 Arcadian Avenue – A request to approve a 2 lot CSM over approximately 17.79 acres of industrial land along the south side of Arcadian Avenue in the M-1 General Manufacturing zoning district.

[PC24-0491](#) Minor Site Plan & Architectural Review – 810 W. College Avenue, Fox River Sanctuary – A request from the School District of Waukesha to approve new equipment shed for the Waukesha School District Environmental Education Programs at the E.B. Shurtz building.

[PC24-0495](#) Minor Site Plan & Architectural Review – 2315 Bluemound Road, Menards – A request from Menards to approve a third gate entrance lane to the yard behind the store. This is the same plan that was approved several years ago but not constructed, and the approvals have expired.

VII. Public Hearing

[PC23-0488](#) Conditional Use Permit - 1345 S. West Avenue, Indian Village Restaurant, - A request to operate a restaurant with a drive-thru in the B-3 General Business district.

VIII. Action on Public Hearing

[PC23-0488](#) Conditional Use Permit - 1345 S. West Avenue, Indian Village Restaurant, - A request to operate a restaurant with a drive-thru in the B-3 General Business district.

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 - Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho and R.G. Keller

Absent: 2 - John Schmitz and Joan Francoeur

IX. Business Items

[PC23-0474](#) Final Site Plan & Architectural Review - Rolling Meadows – A request for final approval of a 16 building duplex development on approximately 12.9 acres of vacant land south of Tanglewood Drive.

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

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

Absent: 2 - John Schmitz and Joan Francoeur

[PC24-0494](#) Rezoning – 3424 Madison Street, Olde Farm Subdivision - A request from Bielinski Homes to rezone approximately 12.3132 acres of land along the north side of Madison Street west of the Heritage Hills Subdivision from Rs-2 Single Family Residential District to Rs-3 single family Residential District.

A motion was made by Member Moltzan, seconded by Member Keller, that this Rezoning Petition be recommended for approval. The motion carried by the following vote:

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

Absent: 2 - John Schmitz and Joan Francoeur

[PC24-0493](#) Preliminary Plat – 3424 Madison Street, Olde Farm Subdivision - A request from Bielinski Homes to approve a preliminary plat for 17 single family lots and 2 outlots on approximately 12.3132 acres of land along the north side of Madison Street west of the Heritage Hills Subdivision.

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 - Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho and R.G. Keller

Absent: 2 - John Schmitz and Joan Francoeur

[PC24-0492](#) Final Site Plan and Architectural Review – Waukesha Parade Memorial at Grede Park - A request to approve plans for a new Parade Memorial site in Grede Park south of Wisconsin Avenue

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

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

Absent: 2 - John Schmitz and Joan Francoeur

[PC23-0483](#) Final Architectural Review - Cobblestone Hotel, 704 N. Grand Avenue - A request to approve final plans for a 4-story, 9,236 sq. ft. hotel and restaurant at the northwest corner of N. Grand Avenue and Wisconsin Avenue. The site plans were approved at the November 15, 2023 Plan Commission meeting.

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 - Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho and R.G. Keller

Absent: 2 - John Schmitz and Joan Francoeur

[PC23-0374](#) Minor Site Plan & Architectural Review - 2820 Grandview Blvd - Spring City Restaurant and Rox Bar & Grille - A proposed 3,320 Sq.Ft. addition to the north side of the building at 2820 Grandview Blvd.

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 - Shawn Reilly, Elizabeth Moltzan, Jack Wells, Corey Montiho and R.G. Keller

Absent: 2 - John Schmitz and Joan Francoeur

[ID#23-8532](#) Sign Appeals and Variances – 1504 Elder Street – A request for detached sign identifying the Park Place Manufactured Housing Community along the north side of Elder Street.

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

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

Absent: 2 - John Schmitz and Joan Francoeur

X. Director of Community Development Report

XI. Adjournment