



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Plan Commission

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Wednesday, April 27, 2022

6:30 PM

Council Chambers, City Hall

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

**Present** 5 - Keller, Wells, Schmitz, Manion, and Francoeur

IV. Public Comment

V. Approval of Minutes

[ID#22-3939](#) Plan Commission Meeting Minutes of March 23, 2022

**Attachments:** [Plan Commission Minutes 3-23-2022 - Final](#)

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

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Not Present:** 2 - Reilly and Montiho

**Not Present:** 2 - Reilly and Montiho

VI. Consent Agenda

*All items passed by unanimous consent with staff comments.*

[22-3990](#) General Capital Project - Easement - Perpetual, non-exclusive, parking and vehicular and pedestrian access easement and right-of-way over and upon the Easement Area adjacent to the Riverwalk. WAKC1305373

**Attachments:** [Cover Sheet - Easement - General Capital Project](#)

[EASEMENT-General Capital parking and access \(FINAL 4-5\)](#)

[3712-PE-EASEMENT-PE-ACCESS-1](#)

[3712-PE-EASEMENT-PE-PARKING](#)

[PC22-0238](#) Certified Survey Map - Brehm and Bank St. - Proposed 1-lot and 1-outlot CSM located on lands between NW Barstow Street, Bank Street and Brehm Street where Lot 1 is 1.47 acres and Outlot 1 is 0.18 acres. Outlot 1 is to be dedicated to the City of Waukesha for public right-of-way.

**Attachments:** [CSM Brehm and Bank- Cover letter](#)  
[2022-02-11 19754 E. St. Paul Ave. Waukesha](#)  
[2022-03-25 CSM Brehm and Bank St DRAFT](#)

[PC22-0224](#) Minor Site Plan & Architectural Review - Waukesha Iron - Proposed new 50'x50' metal building addition in the interior of the Waukesha Iron site at 1351 E. Main Street.

**Attachments:** [Cover Sheet - 1351 E Main St Waukesha Iron & Metal](#)  
[Waukesha Iron & Metal Combined Architectural Plans](#)  
[Project Reviews - Waukesha Iron & Metal Minor SPAR](#)  
[60009 Waukesha Iron Plat of Survey](#)  
[Waukesha Iron & Metal 2022 Addition Grading](#)

[PC22-0226](#) Extension Request - Kwik Trip - A request from Kwik Trip for an extension from the 2-year plan approval, for construction of the new Kwik Trip Store proposed at 2106 S West Avenue.

**Attachments:** [Kwik Trip, Ext. Request- Cover letter](#)  
[970 extension request 2](#)  
[970 Elevation](#)  
[970 Rendering REV1](#)  
[Kwik Trip #970 Color Landscape Plan](#)  
[SP1 SITE PLAN \(4\)](#)

## VII. Open Public Hearing

[PC22-0234](#) Conditional Use Permit - Fox River Community Center, 831 W. Moreland Blvd.- A request for a Conditional Use Permit from Fox River Christian Church to operate a church in the former Gold's Gym Space at 831 W Moreland Blvd.

**Attachments:** [Cover Sheet - Fox River Church Conditional Use Permit](#)  
[Conditional Use Letter](#)  
[Conditional Use Permit application](#)  
[Project Reviews - Fox River Church CUP](#)  
[Property photos 831 W Moreland Blvd](#)

**VIII. Action on Public Hearing**

[PC22-0234](#) Conditional Use Permit - Fox River Community Center, 831 W. Moreland Blvd.- A request for a Conditional Use Permit from Fox River Christian Church to operate a church in the former Gold's Gym Space at 831 W Moreland Blvd.

**Attachments:** [Cover Sheet - Fox River Church Conditional Use Permit](#)  
[Conditional Use Letter](#)  
[Conditional Use Permit application](#)  
[Project Reviews - Fox River Church CUP](#)  
[Property photos 831 W Moreland Blvd](#)

**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:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Absent:** 2 - Reilly and Montiho

**IX. Business Items**

[PC22-0222](#) Plan Commission Consultation – Summit Field and Springs at Meadowbrook – Conceptual plan review of a proposed 320 Unit apartment project the Springs at Meadowbrook, as part of the Summit Field development to also include 56 single-family lots, and a conservancy area on approximately 63 acres of undeveloped land located along the north side of Summit Avenue between Meadowbrook Road and Maple Way.

**Attachments:** [Cover Sheet - Consultation - Summit Field and Springs at Meadowbrook](#)  
[Springs at Meadowbrook - Consultation Application](#)  
[C665 Concept Review Summit Field - Springs at Meadowbrook](#)

[PC22-0233](#) Final Site Plan & Architectural Review - ProHealth Care, Waukesha Memorial Proposed Boulevard - Request for final approval of the new entry boulevard project between Madison Street and Lawnsdale providing a new formal entrance from Madison Street to the hospital.

**Attachments:** [Cover Sheet - Final SPAR - ProHealth Care Entry Boulevard](#)  
[2022\\_0406 Development Review Appl - PHC Waukesha - Final Site Plan](#)  
[2022-03-17 - 20411 SWMP](#)  
[2022-03-31 - 20411 - Waukesha Memorial Driveway](#)  
[EX1 Waukesha Memorial Boulevard - Concept 1\\_ Revised](#)

**A motion was made by Ald. Daniel Manion, seconded by Member John Schmitz, that this item be approved with conditions. The motion carried by the following vote:**

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Absent:** 2 - Reilly and Montiho

[PC22-0229](#) Preliminary Subdivision Plat - - Aeroshade, 433 Oakland Ave – Proposed 18-lot Plat on approximately 3.77 acres of land bounded by Oakland Avenue, Ellis Street, and N Greenfield Avenue.

**Attachments:** [Cover Sheet - 433 N. Oakland Avenue - Habitat for Humanity Preliminary Plat](#)  
[Habitat Aeroshade Civil](#)  
[Habitat Aeroshade Preliminary Plat](#)

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

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Absent:** 2 - Reilly and Montiho

[PC22-0230](#) PUD Agreement - PUD Amendment, Aeroshade, 433 Oakland Ave – PUD Amendment for the Plat of Aeroshade including the inclusion of two duplex lots at the north end of the 3.77 acre subdivision bounded by Oakland Avenue, Ellis Street, and N Greenfield Avenue.

**Attachments:** [Cover Sheet - 433 N. Oakland Avenue - Habitat for Humanity PUD Amendment](#)

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

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Absent:** 2 - Reilly and Montiho

[ID#22-3922](#) Sign Variance - Living Word Evangelical Lutheran Church - 3140 Saylesville Road - Request a sign variance to allow a Electronic Message Board on a sign in the I-1 Institutional district.

**Attachments:** [Living Word, Sign Variance- Cover Letter](#)  
[Variance Letter](#)  
[New Permanent Sign and Variance application - signed](#)  
[Living Word Site map](#)  
[PRF EST-9041 EMC Monument 2-22](#)  
[Sign Appeals and Variances](#)

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

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Absent:** 2 - Reilly and Montiho

[ID#22-3965](#) Sign Variance - Banting Elementary, 2019 Butler Dr. - Request a sign variance to allow a Electronic Message Board on a sign in the I-1 Institutional district.

**Attachments:** [Banting Elementary, Sign Variance- Cover Letter](#)  
[Banting Sign Variance Request Letter 4\\_2022](#)  
[Banting Sign Variance Request 42022](#)  
[Banting Site Map 1 of 3](#)  
[Banting Site Map 2 of 3](#)  
[Banting Site Map 3 of 3](#)  
[Banting School Sign-01](#)  
[Banting School Sign-02](#)

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

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Absent:** 2 - Reilly and Montiho

[PC22-0240](#) Rezoning Petition - 2207 & 2125 Oakdale Dr. - Rezone from T-1 Temporary District to RS-3 Single-Family Residential District

- Attachments:** [2207 Oakdale Drive, Rezoning- Cover Letter](#)  
[Petition for Amending Zoning Ordinance - 2207 Oakdale Dr](#)  
[Rezoning Application, 2207 Oakdale Dr](#)  
[2207 Oakdale Drive- Site Photo](#)  
[Re-Zoning Ordinance - Oakdale Drive Properties](#)  
[2207 Oakdale Drive, Rezoning- Cover Letter for Common Council](#)

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

**Aye:** 5 - Keller, Wells, Schmitz, Manion and Francoeur

**Absent:** 2 - Reilly and 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.