



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, August 24, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - R.G. Keller, Corey Montiho, Jack Wells, John Schmitz, Shawn Reilly, and Joan Francoeur

Absent 1 - Daniel Manion

V. Approval of Minutes

IV. Public Comment

[ID#22-4729](#) Meeting Minutes of July 27, 2022

A motion was made by Member Corey Montiho, seconded by Member Joan Francoeur, that this item be approved. The motion carried by the following vote:

Aye: 6 - R.G. Keller, Corey Montiho, Jack Wells, John Schmitz, Shawn Reilly and Joan Francoeur

Absent: 1 - Daniel Manion

VI. Consent Agenda

[PC22-0286](#) Extra-territorial CSM - Elmhurst Rd - Studer CSM - – Proposed two lot CSM on approximately 11.366 acres of land located east of Elmhurst Road and south of Sylvan Trail in the Town of Delafield.

[PC22-0292](#) Certified Survey Map – 1342 Pearl Street, Atlas Metals – Proposed one lot CSM on approximately 8.862 acres of land located at 1342 Pearl Street and 521 Biddle Street.

[PC22-0280](#) Minor Site Plan & Architectural Review – 2810 Golf Road, The Ingleside Hotel - Proposed new Reindeer Barn for the holiday lights drive thru display, also to be used for off-season storage.

[PC22-0281](#) Minor Site Plan & Architectural Review – 433 Merrill Hills Rd - Good Times Day Camp Open Air Structure - Proposed new open-air structure to be located east of the parking lot, this will replace tents used to provide shade and shelter to campers.

[PC22-0282](#) Final Site Plan & Architectural Review – Lot 592 Waukesha Co. Airport - Lindner Hangar – Proposed construction of a new 7,443 sq. ft. airplane hangar at the Waukesha County Airport.

[PC22-0294](#) Final Site Plan & Architectural Review - Fox Point Pump Station, 2000 Fox River Pkwy - Proposed new pump station building and upgrades to the existing pump station at 2000 Fox River Parkway.

[PC22-0295](#) Final Site Plan & Architectural Review- West Avenue Pump Station, 2064 S. West Avenue - - Proposed new pump station building to replace the existing building.

[PC22-0296](#) Minor Site Plan & Architectural Review- Milky Way Road Pump Station, 1601 Milky Way Rd - City of Waukesha– Proposed new back up generator.

[PC22-0297](#) Minor Site Plan and Architectural Review - Heyer Drive Pump Station 1215 Heyer Drive - City of Waukesha– Proposed new back up generator

VII. Business Items

[PC22-0274](#) Minor Site Plan & Architectural Review - 3041 Summit Ave, William Oliver Youth Sports Complex - The Waukesha County Community Foundation, in memory of Jackson Sparks, is proposing enhancements to the sports complex including a memorial plaza, a synthetic turf field with LED lighting, and concrete dugouts, AV equipment, and a viewing deck.

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

Aye: 4 - Jack Wells, John Schmitz, Shawn Reilly and Joan Francoeur

Nay: 2 - R.G. Keller and Corey Montiho

Absent: 1 - Daniel Manion

[PC22-0273](#) Rezoning Petition – Willow Drive, Klotz Property - Request to amend the zoning district for 12.89 acres of land south of Willow Drive from T-1 Temporary Zoning District to theto Rd-2 PUD Two-Family Residential Planned Unit Development District.

A motion was made by Member Corey Montiho, seconded by Member Joan Francoeur, that this item be denied. The motion carried by the following vote:

Aye: 4 - R.G. Keller, Corey Montiho, John Schmitz and Joan Francoeur

Nay: 2 - Jack Wells and Shawn Reilly

Absent: 1 - Daniel Manion

[PC22-0290](#) Rezoning Petition – Numerous properties surrounding the downtown Central Business District – Staff is requesting to amend the zoning district for multiple properties in the downtown area. The majority of changes will be from B-3 General Business to B-2 Central Business District for commercial properties adjacent to and on the main traffic corridors surrounding the Central Business district. Other changes would be from B-3 General Business to I-1 Institutional District for several Church and other Institutional properties in the downtown, and B-3 general Business to Rm-3 Multi-Family District for numerous residential properties on the outer fringe which remain in residential uses.

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

Aye: 6 - R.G. Keller, Corey Montiho, Jack Wells, John Schmitz, Shawn Reilly and Joan Francoeur

Absent: 1 - Daniel Manion

[PC22-0285](#) Final Plat – Howell Oaks Addition No. 5 – Proposed final plat for the remaining 33 single-family lots and two outlots of the Howell Oaks subdivision, to be located north of Madison Street, south of the Oakmont subdivision and east of Howell Oaks Addition No. 3.

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: 6 - R.G. Keller, Corey Montiho, Jack Wells, John Schmitz, Shawn Reilly and Joan Francoeur

Absent: 1 - Daniel Manion

[PC22-0288](#) Final Plat – Aeroshade – Proposed final plat for 16 single-family lots, 2 duplex lots, and one outlot on approximately 3.77 acres of land bounded by Oakland Avenue, Ellis Street and Greenfield Avenue south of the bike trail.

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

Aye: 6 - R.G. Keller, Corey Montiho, Jack Wells, John Schmitz, Shawn Reilly and Joan Francoeur

Absent: 1 - Daniel Manion

[PC22-0287](#) Final Site Plan & Architectural Review – 147 E. North Street, Fox River Sports- Proposed stone veneer to be added to the second level north façade to match the stone veneer on the lower level of the building.

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

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

Absent: 2 - Daniel Manion and Joan Francoeur

[PC22-0289](#) Minor Site Plan & Architectural Review – 1600 E. Main Street, Tesla Supercharger Station- Proposed electric vehicle charging station to be located at the eastern edge of the Woodman’s parking lot and include 12 electric vehicle chargers.

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

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

Absent: 2 - Daniel Manion and Joan Francoeur

VIII. Director of Community Development Report

IX. 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.