



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Plan Commission

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Wednesday, November 20, 2024

6:00 PM

Council Chambers, City Hall

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#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 5 - John Schmitz, Shawn Reilly, Joan Francoeur, Elizabeth Moltzan, and Jack Wells

**Absent** 2 - Corey Montiho, and R.G. Keller

#### IV. Public Comment

#### V. Approval of Minutes

[ID#24-10976](#) Minutes of October 23, 2024

**A motion was made by Member Reilly, seconded by Member Francoeur, that the Minutes be approved. The motion failed by the following vote:**

**Aye:** 5 - John Schmitz, Shawn Reilly, Joan Francoeur, Elizabeth Moltzan and Jack Wells

**Absent:** 2 - Corey Montiho and R.G. Keller

#### VI. Public Hearing

[PC24-0623](#) Conditional Use Permit - 239 N. East Avenue, Carroll University – A request for a conditional use permit to add an emergency back up generator near the rear southeast corner of the building adjacent to the parking lot.

[PC24-0624](#) Conditional Use Permit - 218 S. East Avenue, TLC Massage Therapy – A request for a conditional use permit to operate a home business for massage therapy at 218 S. East Avenue in the Rm-1 Residential district.

[PC24-0625](#) Conditional Use Permit - 909 Blackstone Avenue, Blackstone Plaza – A request for a conditional use permit to allow Everything Goes, LLC to operate a moving, donation pick up, and junk removal services business in the M-2 Industrial District.

## VII. Action on Public Hearing

[PC24-0623](#) Conditional Use Permit - 239 N. East Avenue, Carroll University – A request for a conditional use permit to add an emergency back up generator near the rear southeast corner of the building adjacent to the parking lot.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Joan Francoeur, Elizabeth Moltzan and Jack Wells

**Absent:** 2 - Corey Montiho and R.G. Keller

[PC24-0624](#) Conditional Use Permit - 218 S. East Avenue, TLC Massage Therapy – A request for a conditional use permit to operate a home business for massage therapy at 218 S. East Avenue in the Rm-1 Residential district.

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

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

**Absent:** 3 - Corey Montiho, R.G. Keller and Elizabeth Moltzan

[PC24-0625](#) Conditional Use Permit - 909 Blackstone Avenue, Blackstone Plaza – A request for a conditional use permit to allow Everything Goes, LLC to operate a moving, donation pick up, and junk removal services business in the M-2 Industrial District.

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

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

**Absent:** 3 - Corey Montiho, R.G. Keller and Elizabeth Moltzan

## VIII. Business Items

[PC24-0626](#) Rezoning – 909 Blackstone Avenue, Blackstone Plaza – A request to rezone 2.35 acres of land at the northeast corner of Blackstone Avenue and Arcadian Avenue from the M-2 General Manufacturing District to the MM-1 Mixed Industrial District.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Joan Francoeur, Elizabeth Moltzan and Jack Wells

**Absent:** 2 - Corey Montiho and R.G. Keller

[PC24-0621](#) Final Site Plan & Architectural Review – 120 Corrina Boulevard, Saratoga Heights - A request from the Waukesha Housing Authority to approve plans for an addition to the parking lot and new dumpster enclosure to be located at the south end of the building.

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

**Aye:** 5 - John Schmitz, Shawn Reilly, Joan Francoeur, Elizabeth Moltzan and Jack Wells

**Absent:** 2 - Corey Montihio and R.G. Keller

[PC24-0627](#) Consultation – Springs at Meadowbrook - Single Family Subdivision – A request from Veridian Homes to discuss a conceptual plat for a variety of lot sizes to be included in the single-family subdivision proposed at the east end of the Springs at Meadowbrook project.

*No action taken.*

[PC24-0630](#) Comprehensive Plan Amendment - UWM-Waukesha Campus, 1500 N.University Drive – A request from Waukesha County to consider an amendment to the land use plan on the 75.9-acre UWM-Waukesha campus site. The site is currently under the Civic and Institutional Land Use category, and the requested change would be to the Residential Flexible Land Use category, in anticipation of future redevelopment as the Universities of Wisconsin will no longer be using the site.

*Tabled until December 18, 2024.*

IX. Director of Community Development Report

X. Adjournment