



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Plan Commission

Wednesday, April 22, 2026

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben, and Jennifer Wallner

Absent 1 - Elizabeth Moltzan

IV. Public Comment

V. Approval of Minutes

[ID#26-03193](#) Minutes of March 25, 2026

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

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[ID#26-03480](#) Minutes of April 1, 2026

A motion was made by Member Wallner, seconded by Member Granger, that this Minutes be approved. The motion carried by the following vote:

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

VI. Consent Agenda

All Consent Agenda items passed by unanimous consent with staff comments.

[PC26-0034](#) Final Site Plan & Architectural Review, 1101 W St. Paul Avenue, INNIO – a request to approve final plans for a new 80' x 45' concrete pad behind the R&D building to support testing operation in the M-2 General Manufacturing District.

[PC26-0037](#) Minor Site Plan & Architectural Review, 2415 Springdale Road – a request to approve plans for 3 new patio and grill stations in the Springdale Condominiums common space around the pool area in the Rm-2 PUD Multi-Family Residential District.

[PC26-0043](#) Minor Site Plan & Architectural Review, 1500 Tenny Avenue, Aspen Overlook– a request to approve plans to modify the second level floor plans to move the outdoor deck space to the rear of the buildings for the remaining buildings to be constructed in this condo development located in the Rm-3 Multi Family District

VII. Open Public Hearing

[PC26-0040](#) Conditional Use Permit – 222 W St Paul Avenue – A request for a Conditional Use Permit to allow an automobile detailing business to operate in one of the tenant spaces with an overhead door in this building located in the B-3 General Business District.

[PC26-0039](#) Conditional Use Permit - 330 Wisconsin Avenue, Hebron House – A request for a Conditional Use Permit to allow residential uses on the upper level and rear 50% of the first level of this building located in the B-2 Central Business District.

VIII. Action on Public Hearing

[PC26-0040](#) Conditional Use Permit – 222 W St Paul Avenue – A request for a Conditional Use Permit to allow an automobile detailing business to operate in one of the tenant spaces with an overhead door in this building located in the B-3 General Business District.

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

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[PC26-0039](#) Conditional Use Permit - 330 Wisconsin Avenue, Hebron House – A request for a Conditional Use Permit to allow residential uses on the upper level and rear 50% of the first level of this building located in the B-2 Central Business District.

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

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

IX. Business Items

[PC26-0038](#) Minor Site Plan & Architectural Review, 330 Wisconsin Avenue, Hebron House – a request to approve plans for exterior improvements to the building, including repairs to the front porch, tuck pointing, new roof and new landscaping in front of the building in the B-2 Central Business District.

A motion was made by Alderman Wells, seconded by Member Wallner, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[PC26-0035](#) Final Site Plan & Architectural Review, 801 N East Avenue, East Terrace Apartments – a request to approve final plans for the construction of a solar array in the form of a carport facility over the parking lot along the south side of the building in the Rm-3 Multi Family Residential District

A motion was made by Alderman Jack Wells, seconded by Member Joan Francoeur, that this item be approved with staff comments and that trees should be maintained and if removed should be replaced. The motion carried by the following vote:

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[PC26-0036](#) Final Site Plan & Architectural Review, 576 Elizabeth Street, Aries Industries – a request to approve final plans for the construction of an 8,000 sq. ft. addition behind the existing industrial building along with repainting the existing building and general site improvements including new landscaping and a new paved parking lot in the M-1 Light Manufacturing District.

A motion was made by Alderman Wells, seconded by Member Keller, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[PC26-0042](#) Certified Survey Map - 1625 Coldwater Creek Drive, ProHealth Care – A request to approve a 1 Lot CSM including 18.3954 acres of land located west of Meadowbrook Road and south of Coldwater Creek in the I-1 Institutional District.

A motion was made by Member Francoeur, seconded by Member Wallner, that this Certified Survey Map be approved with conditions. The motion carried by the following vote:

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[PC26-0046](#) Certified Survey Map – 223 S West Avenue, Water Utility Building – A request to approve a 1 Lot CSM including 0.12 acres of land located along the east side of S West Avenue north of Newhall Avenue in the Rm-1 Multi Family Residential District.

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

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[PC26-0047](#) Rezoning Petition – 223 S West Avenue, Water Utility Building – A request from the Community Development Department to rezone the 0.12 acre City owned property at 223 S West Avenue from Rm-1 Multi-Family Residential to B-1 Neighborhood Business District.

A motion was made by Member Francoeur, seconded by Member Keller, that this Rezoning Petition be approved with conditions. The motion carried by the following vote:

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

[ID#26-03495](#) Land Use Plan Amendment - 223 S West Avenue, Water Utility Building – A request from the Community Development Department to amend the land use plan designation for the property at 223 S West Ave, WAKC 1333164, from the Civic and Institutional (CIV) land use category to the Commercial (C) land use category.

A motion was made by Member Granger, seconded by Member Wallner, that this Business item be approved with conditions. The motion carried by the following vote:

Aye: 6 - Joan Francoeur, R.G. Keller, Heather Granger, Jack Wells, Alicia Halvensleben and Jennifer Wallner

Absent: 1 - Elizabeth Moltzan

X. Director of Community Development Report

XI. Adjournment