



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, September 27, 2023

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 5 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, and R.G. Keller

Absent 2 - Corey Montiho, and Joan Francoeur

IV. Public Comment

V. Approval of Minutes

[ID#23-7508](#) PC Minutes of August 23, 2023

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

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

Absent: 2 - Corey Montiho and Joan Francoeur

VI. Consent Agenda

A motion was made and seconded that the Consent Agenda items be approved. The motion passed unanimously.

[PC23-0435](#) Minor Site Plan and Architectural Review - Tallgrass Villas, (Adalyn 1600) - The developer has requested minor changes to the proposed building type from what was originally approved. Similar materials and massing of masonry is incorporated onto the new building type.

[PC23-0434](#) Conditional Use Permit - Lithia - Subaru Dealership & Service Shop - 1733 Manhattan Dr., 1530, 1538, 15690, 1570 E Moreland Blvd – A request from Lithia to operate a Subaru Auto Sales and Service dealership along the north side of Moreland Blvd. east of Manhattan Dr.

All staff comments, except moving building, but no storage along back. Shop be fully conditioned, no blowers or vacuums, no vehicle loading outside business hours per cover sheet, no pa system

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 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Corey Montiho and Joan Francoeur

[PC23-0438](#) Minor Site Plan and Architectural Review –1341 Pearl Street, Vector Electrical, New Fence – Vector Electrical would like to install a new six-foot-high chain link fence along their west lot line from the street toward the rear of the lot.

[PC23-0439](#) Minor Site Plan and Architectural Review - 443 Les Paul Pkwy, Good Times Day Camp – Good Times Day Camp is proposing to construct a new 720 sq. ft. pool accessory building along the east side of the pool.

[PC23-0440](#) Certified Survey Map - 378 & 380 W. Main Street - A request to combine two lots, creating one 3,754 square foot lot.

VII. Open Public Hearing

[PC23-0434](#) Conditional Use Permit - Lithia - Subaru Dealership & Service Shop - 1733 Manhattan Dr., 1530, 1538, 15690, 1570 E Moreland Blvd – A request from Lithia to operate a Subaru Auto Sales and Service dealership along the north side of Moreland Blvd. east of Manhattan Dr.

[PC23-0410](#) Conditional Use Permit - 900 Silvernail Road, Scenic Self Storage – A request from Scenic Self Storage to expand their business onto an adjacent vacant parcel under their ownership in the B-5 Community Business District.

VIII. Action on Public Hearing

[PC23-0410](#) Conditional Use Permit - 900 Silvernail Road, Scenic Self Storage – A request from Scenic Self Storage to expand their business onto an adjacent vacant parcel under their ownership in the B-5 Community Business District.

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

Aye: 4 - John Schmitz, Shawn Reilly, Elizabeth Moltzan and Jack Wells

Absent: 2 - Corey Montiho and Joan Francoeur

Abstain: 1 - R.G. Keller

IX. Business Items

[PC23-0408](#) Final Site Plan and Architectural Review – 900 Silvernail Road, Scenic Self Storage Expansion- A request from Scenic Self Storage to expand the business by construction 3 new self-storage buildings on the vacant lot, owned by Scenic Self Storage, to the east of the current business.

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: 4 - John Schmitz, Shawn Reilly, Elizabeth Moltzan and Jack Wells

Absent: 2 - Corey Montiho and Joan Francoeur

Abstain: 1 - R.G. Keller

[PC23-0442](#) Minor Site Plan and Architectural Review - 101 W. Broadway, Hope Center - 101 W. Broadway – A request to modify the previously approved Landscape Plan.

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 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Corey Montiho and Joan Francoeur

[PC23-0437](#) Rezoning – Kwik Trip 2500 N Grandview Blvd - A request to rezone approximately 0.46 acres from B-5 Community Business District to B-3 General Business District in anticipation of planned expansions to the existing Kwik Trip store and site.

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 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Corey Montiho and Joan Francoeur

[PC23-0443](#) Final Site Plan and Architectural Review – Airport Hangar - A request to approve plans for a new airplane hangar on lot 620A at the Waukesha County Airport.

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 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells and R.G. Keller

Absent: 2 - Corey Montiho and Joan Francoeur

[ID#23-7675](#) Declaration of Surplus Land – SE corner of the intersection of Buena Vista Ave. and Pewaukee Road – Staff is recommending that Lot 63 of Griffin Heights Subdivision, a 0.15 acre vacant City owned parcel of land, be declared surplus and considered for disposition.

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

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

Absent: 2 - Corey Montiho and Joan Francoeur

[ID#23-7523](#) Code Amendments – Chapter 21 Fire Prevention

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

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

Absent: 2 - Corey Montiho and Joan Francoeur

[ID#23-7715](#) Code Amendment - Proposed update to Section 22.05 and 22.58 of the Zoning Ordinance, to clarify regulation of pergolas and garden arbors.

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

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

Absent: 2 - Corey Montiho and Joan Francoeur

[ID#23-7714](#) Code Amendments – Chapter 20 Heating, Ventilating and Air Conditioning

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

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

Absent: 2 - Corey Montiho and Joan Francoeur

[ID#23-7511](#) Comprehensive Plan Update - Review and Provide Input on Draft Goals & Policies for the Transportation section and the Economic Development section

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.