



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Plan Commission

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Wednesday, September 25, 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 - Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur, and Elizabeth Moltzan

**Absent** 2 - John Schmitz, and Jack Wells

#### IV. Public Comment

#### V. Approval of Minutes

[ID#24-10591](#) Minutes of August 28, 2024

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

**Aye:** 5 - Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur and Elizabeth Moltzan

**Absent:** 2 - John Schmitz and Jack Wells

#### VI. Consent Agenda

*Consent Agenda passed by unanimous consent.*

[PC24-0582](#) Minor Site Plan & Architectural Review – 121 Wisconsin Avenue, Adaptive Community Approach Program Inc. – A request to approve plans for a new storage shed to be constructed in the First United Methodist Church parking lot to serve as storage for ACAP programming which operates out of space at the church.

[PC24-0584](#) Final Site Plan & Architectural Review – 556-558 Northview Road – A request to approve plans to construct a 5,600 sq. ft. addition to the hangar at 556-558 Northview Road.

[PC24-0585](#) Final Site Plan & Architectural Review – 351 W Main Street – A request to approve plans for 6 apartment units on the second floor of the building at 351 W. Main Street. This item was previously approved at the January 27, 2021, Plan Commission meeting, the plan approval has since expired.

[ID#24-10568](#) Review Updated Housing Study

## VII. Public Hearing

[PC24-0583](#) Conditional Use Permit – 1134 Lawndale Avenue, K9 Style Pet Grooming – A request to allow a pet grooming business to operate as a home business in the Rs-3 Single Family zoning district at 1134 Lawndale Avenue.

[PC24-0593](#) Conditional Use Permit – 1925 E Main Street, JP Autonation LLC. – A request to allow an automobile sales business to operate in the B-5 Community Business district at 1925 E Main Street.

## VIII. Action on Public Hearing

[PC24-0583](#) Conditional Use Permit – 1134 Lawndale Avenue, K9 Style Pet Grooming – A request to allow a pet grooming business to operate as a home business in the Rs-3 Single Family zoning district at 1134 Lawndale Avenue.

*In addition to staff comments, add conditions no more than 3, no signage, and no outdoor kenneling*

**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 - Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur and Elizabeth Moltzan

**Absent:** 2 - John Schmitz and Jack Wells

[PC24-0593](#) Conditional Use Permit – 1925 E Main Street, JP Autonation LLC. – A request to allow an automobile sales business to operate in the B-5 Community Business district at 1925 E Main Street.

*In addition to staff comments, only cars for sale can be in the area shown in the submission - along retaining wall.*

*Cross easement must follow terms of agreement*

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

**Aye:** 5 - Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur and Elizabeth Moltzan

**Absent:** 2 - John Schmitz and Jack Wells

## IX. Business Items

[PC24-0587](#) Final Site Plan & Architectural Review – 2001 S Prairie Avenue, Weldall– A request to approve plans for a reconstruction of the parking lot, along with improvements to the storm water management facilities at the industrial site at 2001 S Prairie Avenue.

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

**Aye:** 5 - Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur and Elizabeth Moltzan

**Absent:** 2 - John Schmitz and Jack Wells

[PC24-0590](#) Minor Site Plan & Architectural Review – 711 W Moreland Blvd., Bridging Better Smiles – A request to approve plans to update the façade of the building at 711 W Moreland Blvd.

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

**Aye:** 5 - Shawn Reilly, Corey Montiho, R.G. Keller, Joan Francoeur and Elizabeth Moltzan

**Absent:** 2 - John Schmitz and Jack Wells

[PC24-0576](#) Final Site Plan & Architectural Review and PUD Review - 130 Delafield Street including Parcels WAKC1306990, WAKC1305461, WAKC1305460 and WAKC1305459 – A request from Mandel Group to approve final site plan and architectural review for a 219 Unit multi-family development in two buildings on approximately 5.2 acres of land along the west side of Delafield Street north of Madison Street.

*This item was held.*

## X. Director of Community Development Report

## XI. Adjournment