



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, March 26, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

Present 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan, and Jack Wells

Absent 3 - John Schmitz, Shawn Reilly, and Corey Montiho

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#25-00294](#) Minutes of February 26, 2025

A motion was made by Ald. Elizabeth Moltzan, seconded by Ald. Jack Wells, that the Minutes be approved. The motion carried by the following vote:

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 3 - John Schmitz, Shawn Reilly and Corey Montiho

VI. Consent Agenda

[PC25-0022](#) Minor Site Plan & Architectural Review - 2000 S. West Avenue - Walmart backup generator - A request from Walmart to approve the placement of a backup generator including switchgear and transformer, at the rear of the store along the north lot line near existing landscaping, at 2000 S West Avenue in the B-5 Community Business Zoning District.

VII. Business Items

[PC25-0032](#) Final Site Plan & Architectural Review - Chapman Road, Waukesha Water Utility Operations Center - A request from Waukesha Water Utility to approve final plans for a new Water Utility Operations Center to be constructed on parcel WAKC 1332001008, a vacant parcel along the north side of Chapman Drive in the I-1 Institutional District.

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

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 3 - John Schmitz, Shawn Reilly and Corey Montiho

[PC25-0033](#) Final Site Plan & Architectural Review - Corporate Dr, Lot 3 of CSM No. 10428, WAKC1382005007 - A request from Briohn Builders to approve final site plan and architectural review for a 117,000 sq. ft. industrial facility in the Waukesha Corporate Center under the M-3 Limited Business and Industrial Park District

No roof top screening required, paint HVAC units neutral color.

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

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 3 - John Schmitz, Shawn Reilly and Corey Montiho

[PC25-0023](#) Rezoning, Parcel WAKC1350994, Big Bend Road – A request from Belman Homes Inc., to rezone approximately 0.61 acres of land from T-1 Temporary Zoning District to to Rs-3 Single Family Residential District in anticipation of the future development of two new home sites for Operation Finally Home along the east side of Big Bend Road.

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

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 3 - John Schmitz, Shawn Reilly and Corey Montiho

[PC25-0024](#) Certified Survey Map - Parcel WAKC1350994, Big Bend Road – A request from Belman Homes Inc., to approve a 2-lot CSM on approximately 0.61 acres of land in anticipation of the future development of two new home sites for Operation Finally Home along the east side of Big Bend Road.

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

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 3 - John Schmitz, Shawn Reilly and Corey Montiho

[PC25-0034](#) Conditional Use, 2000 Davidson Road, Freeland Cars – A request from Freeland Cars to approve plans to operate an automotive sales dealership at 2000 Davidson Road as was previously discussed at the December 18, 2024 Plan Commission meeting. (PC24-0638)

Visitor parking should be at 45 degrees for safe maneuverability, suggested by Keller.

Striping to be complete by May 30th, 2025

Have dimensioned striped plan done as presented by the architect and submitted to staff for approval.

RG Keller will review striping plan and report to staff.

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

Aye: 4 - R.G. Keller, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Absent: 3 - John Schmitz, Shawn Reilly and Corey Montiho

VIII. Director of Community Development Report

IX. Adjournment