



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, November 15, 2023

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller, and Joan Francoeur

IV. Public Comment

V. Approval of Minutes

[ID#23-7890](#) Minutes of October 25, 2023

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montihio

VI. Consent Agenda

[PC23-0462](#) Minor Site Plan and Architectural Review – 801 N. East Avenue - The developer has requested minor changes to the exterior of the 9-story building to include the replacement of all windows and infill panels.

[PC23-0467](#) Minor Site Plan and Architectural Review – 800 Venture Court, Z.T. Distribution – Z.T. Distribution would like to install a new 700 sq.ft. concrete pad to support a 12,000 gal fuel tank behind the building at 800 Venture Court, and add a motorized gate near the driveway entrance to prohibit unwanted vehicle traffic on the property.

[PC23-0466](#) Certified Survey Map – 2720 N. Grandview Blvd. - A request to create a 2 lot CSM where the existing Panda Express store will be on the 0.6321 acre Lot 2, with the multi-tenant building on the remaining 1.7537 acre Lot 1 at the southeast corner of Silvernail Road and Grandview Blvd.

[PC23-0465](#) Certified Survey Map – 1733 Manhattan Dr., 1530, 1538, 1560, and 1570 E. Moreland Blvd. – A request from Lithia Real Estate Inc. to approve a 1-lot CSM over 4.485 acres of land in anticipation of the future development of a new Subaru Dealership.

[PC23-0472](#) Certified Survey Map – 704 N. Grand Avenue. – A request from KEBB CS-WA LLC. to approve a 1-lot CSM over 0.860 acres of land in anticipation of the future development of a new Cobblestone Hotel at the northwest corner of N. Grand Avenue and Wisconsin Avenue.

VII. Business Items

[PC23-0463](#) Minor Site Plan and Architectural Review – 900 Silvernail Road, Scenic Self Storage Expansion - A request from Scenic Self Storage to remove the masonry between the garage door as required by the Plan Commission during the recent approval for expansion of the business by the construction of 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 Elizabeth Moltzan, 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 Joan Francoeur

Absent: 1 - Corey Montiho

Abstain: 1 - R.G. Keller

[ID#23-7892](#) Sign Appeals and Variances – Tallgrass Villas, Northview Road – A request from Tallgrass Villas LLC. to approve a variance for the placement of a sign along Northview Road west of Tallgrass Circle, to identify the condominium development.

ID#23-7892 Sign Appeals and Variances - Tallgrass Villas, Northview Road - A request from Tallgrass Villas LLC. to approve a variance for the placement of a sign along Northview Road west of Tallgrass Circle, to identify the condominium development.

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[PC23-0464](#) Final Site Plan and Architectural Review – Wilde Subaru, 1560 E. Moreland Blvd. - A request from Lithia Real Estate Inc. to approve plans for a new Subaru Dealership along the north side of E. Moreland Blvd. east of Manhattan Drive.

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: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[PC23-0473](#) Final Site Plan and Architectural Review – Cobblestone Hotel, 704 N. Grand Avenue - A request to approve final plans for a 4-story, 9,236 sq. ft. hotel and restaurant at the northwest corner of N. Grand Avenue and Wisconsin Avenue. The site plans were approved at the November 15, 2023 Plan Commission meeting.

motion to approve all but the elevations and add a garden wall around parking lot

approve site plan only

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

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[ID#23-7510](#) Code Amendments – Chapter 27 Signs and Outdoor Advertising – Staff is recommending changes to sections 27.02 and 27.03 to create a Downtown Perimeter District and define the types and styles of permitted signs within said district.

A motion was made by Member Shawn Reilly, seconded by Member John Schmitz, that this item be recommended for approval to the City Council, due back on 11/21/2023 The motion carried by the following vote:

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

[ID#23-8131](#) Comprehensive Plan Final Draft – Review, provide input and make a recommendation to the Common Council on the final draft of the Comprehensive Plan for the City of Waukesha

A motion was made by Member Shawn Reilly, seconded by Member Jack Wells, that this item be recommended for approval. to the City Council, due back on 12/19/2023 The motion carried by the following vote:

Aye: 6 - John Schmitz, Shawn Reilly, Elizabeth Moltzan, Jack Wells, R.G. Keller and Joan Francoeur

Absent: 1 - Corey Montiho

VIII. Director of Community Development Report

IX. 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. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).