



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, January 25, 2023

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz, and Shawn Reilly

IV. Public Comment

V. Approval of Minutes

[ID#23-5510](#) Minutes of December 14, 2022

A motion was made by Ald. Daniel Manion, seconded by Member Shawn Reilly, that the Minutes be approved as amended. The motion carried by the following vote:

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

Absent: 1 - Corey Montiho

VI. Public Hearing

[PC23-0349](#) Conditional Use Permit – Freeland Cars, 1352 Ellis Street – A request for a conditional use permit to operate car sales as part of along with an auto painting and dent repair business at 1352 Ellis Street.

[PC22-0345](#) Conditional Use Permit - Jilly's Car Wash, 2301 Bluemound Road – A request for a conditional use permit to operate a car wash facility at the southwest corner of Bluemound Road and Parklawn Avenue.

VII. Action on Public Hearing

[PC23-0349](#) Conditional Use Permit – Freeland Cars, 1352 Ellis Street – A request for a conditional use permit to operate car sales as part of along with an auto painting and dent repair business at 1352 Ellis Street.

A motion was made by Member Shawn Reilly, seconded by Ald. Jack Wells, that this item be approved with conditions:

- 1) All staff conditions
- 2) All parking within 150 feet of Ellis street be striped for parking by June 1
- 3) Five signed customer designated striped parking spaces and signed
- 4) Staff should report back to commission in June

Plan for striping should be reviewed by staff. The motion carried by the following vote:

Aye: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC22-0345](#) Conditional Use Permit - Jilly's Car Wash, 2301 Bluemound Road – A request for a conditional use permit to operate a car wash facility at the southwest corner of Bluemound Road and Parklawn Avenue.

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

Aye: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

VIII. Business Items

[PC22-0344](#) Rezoning Petition - 2301 Bluemound Road, Jilly's Car Wash. A request to rezone 1.2757 acres of land at 2301 Bluemound Road from MM-1 Mixed Manufacturing District to B-5 Community Business District

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: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC22-0343](#) Certified Survey Map - 2301 Bluemound Road, Jilly's Car Wash – Proposed 1-Lot CSM combining two existing parcels into a 1.2767 acre lot for a planned car wash facility.

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

Aye: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC23-0353](#) Final Site Plan and Architectural Review - 2301 Bluemound Road - Jilly's Car Wash - A request to approve plans for a new automatic car wash facility at the southeast corner of Bluemound Road and Park Lawn Drive.

staff review planting schedule

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

Aye: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC22-0346](#) Final Site Plan and Architectural Review - 735 Pleasant Street, LaCasa de Esperanza - Request to approve final plans for site and building improvements at 735 Pleasant Street to accommodate offices for the La Casa Weatherization Program.

Approval for Architectural approval ONLY with staff comments, site plan will need to come back to plan commission by September 1 plan for entire property.

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 - R.G. Keller, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

Abstain: 1 - Corey Montiho

[PC23-0347](#) Minor Site Plan and Architectural Review - 804-806 Clinton Street - Minor Site Plan & Architectural Review - 804-806 Clinton Street, Arepanitas Cafe – Request to approve plans to renovate the first-floor commercial space and a small 118 sq. ft. addition to accommodate a new basement access and ADA compliant entrance for a new café.

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

Aye: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC23-0348](#) Minor Site Plan and Architectural Review - 1410 Ellis Street - Request to approve plans for a 1,850 sq. ft. addition to the rear of the industrial building at 1410 Ellis Street.

remove truck from front (for 1410 Ellis)

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: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC22-0316](#) Conditional Use Permit – 300-316 W. Sunset Drive, Tsunami Express Car Wash – A request for a conditional use permit to operate a car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.

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: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC22-0340](#) Certified Survey Map - 300-316 W Sunset Dr. - Tsunami Express Car Wash - Proposed 1-Lot CSM combining two existing parcels into a 1.085 acre parcel for a planned car wash facility.

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

Aye: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC23-0350](#) Final Site Plan & Architectural Plan Review - 300-316 W. Sunset Dr. - Tsunami Express Car Wash - A request to approve final plans for an automatic car wash facility at the northwest corner of W. Sunset Drive and S. Grand Avenue.

A motion was made by Ald. Daniel Manion, seconded by Member John Schmitz, that this item be approved with conditions. The motion carried by the following vote:

Aye: 7 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, Joan Francoeur, John Schmitz and Shawn Reilly

[PC23-0354](#) Final Site Plan & Architectural Review - 570 Bluemound Road, Accurate Specialties - A request to approve final plans for an approximately 56,000 sq.ft. manufacturing building at 570 Bluemound Road.

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

Aye: 6 - R.G. Keller, Corey Montiho, Jack Wells, Daniel Manion, John Schmitz and Shawn Reilly

Absent: 1 - Joan Francoeur

[PC23-0362](#) Sidewalk Plan – Review a draft of the Sidewalk Plan for the City of Waukesha. This plan is intended to help guide the City, including the Plan Commission, in determining where sidewalk should be required when reviewing development plans through a prioritization of missing sidewalk throughout the City.

IX. Director of Community Development Report

X. 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.