



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Plan Commission

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Wednesday, February 23, 2022

6:30 PM

Council Chambers, City Hall

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I. Call to Order

II. Pledge of Allegiance

III. Roll Call

*Commissioner Wells arrived PC#22-0197*

**Present** 6 - Francoeur, Bartels, Keller, Reilly, Wells, and Schmitz

**Excused** 1 - Montiho

IV. Public Comment

V. Approval of Minutes

[ID#22-3639](#) Minutes of the January 26, 2022 Plan Commission Meeting

**Attachments:** [Sign-In Sheet - Feb 23, 2022](#)

**A motion was made by Alderman Peter Bartels, seconded by Member R.G. Keller, that this item be approved. The motion carried by the following vote:**

**Aye:** 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

**Absent:** 2 - Montiho and Wells

VI. Consent Agenda

*All items passed by unanimous consent with staff comments.*

[PC22-0204](#) Extra-territorial Certified Survey Map, Longview Development, 21725 & 21755 Longview Drive

**Attachments:** [CSM - Longview Development -21725 and 21755 Longview Dr.](#)

VII. Open Public Hearing

[PC22-0195](#) Conditional Use Permit - AV Mendez Landscaping, 537 Elizabeth Street - Operate a landscape business as a home industry

**Attachments:** [Cover Sheet - 537 Elizabeth St. Home Inudstry](#)  
[AV Mendez Landscaping - summary letter and site plan](#)  
[CU Permit Application 537 Elizabeth](#)  
[Project Reviews - Conditional Use Permit for 537 Elizabeth St.](#)

[PC22-0203](#) Conditional Use Permit - White Stone Warriors Inc, 1444 S. West Ave, Unit B. Collection and storage of donated items used for nonprofit outreach.

**Attachments:** [White Stone Warriors- Conditional Use Permit Cover Letter](#)  
[White Stone Warriors, 1444 S West Ave, Application for Dev. Review](#)  
[White Stone Warriors, 1444 S West Ave, Unit B Cond. Use](#)

**PC22-0205** Conditional Use Permit - 1201 Sentry Dr., Motor Vehicle Wholesale, Rhanz Auto. Request to operate a motor vehicle wholesale business in the M-1 zoning district.

**Attachments:** Cover Sheet - Rhanz Auto  
CU Permit Application 1201 Sentry Dr.  
Project Reviews - Rhanz Auto 1201 Sentry Dr. 2-17-21

VIII. Action on Public Hearing

[PC22-0195](#) Conditional Use Permit - AV Mendez Landscaping, 537 Elizabeth Street - Operate a landscape business as a home industry

**Attachments:** [Cover Sheet - 537 Elizabeth St. Home Inudstry](#)  
[AV Mendez Landscaping - summary letter and site plan](#)  
[CU Permit Application 537 Elizabeth](#)  
[Project Reviews - Conditional Use Permit for 537 Elizabeth St.](#)

**A motion was made by Mayor Reilly, seconded by Member Keller, that this Conditional Use Permit be denied. The motion carried by the following vote:**

**Aye:** 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

**Absent:** 2 - Montihho and Wells

[PC22-0203](#) Conditional Use Permit - White Stone Warriors Inc, 1444 S. West Ave, Unit B. Collection and storage of donated items used for nonprofit outreach.

**Attachments:** [White Stone Warriors- Conditional Use Permit Cover Letter](#)  
[White Stone Warriors, 1444 S West Ave, Application for Dev. Review](#)  
[White Stone Warriors, 1444 S West Ave, Unit B Cond. Use](#)

**A motion was made by Mayor Reilly, seconded by Alderman Bartels, that this Conditional Use Permit be approved with conditions. The motion carried unanimously.**

**Aye:** 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

**Absent:** 2 - Montiho and Wells

**PC22-0205** Conditional Use Permit - 1201 Sentry Dr., Motor Vehicle Wholesale, Rhanz Auto. Request to operate a motor vehicle wholesale business in the M-1 zoning district.

**Attachments:** Cover Sheet - Rhanz Auto  
CU Permit Application 1201 Sentry Dr.  
Project Reviews - Rhanz Auto 1201 Sentry Dr. 2-17-21

**A motion was made by Mayor Reilly, seconded by Member Francoeur, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:**

**Aye:** 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

**Absent:** 2 - Montiho and Wells

## IX. Business Items

[PC22-0196](#) Tofte's Table Expansion, 344 W Broadway - Proposed restaurant and outdoor dining expansion into adjacent office building

**Attachments:** [2022-01-24 21100 PC -CoverLetter](#)  
[2022-01-24 21100 PC Submittal](#)  
[2022-02-16 Revised Elevations and Renderings](#)  
[Cover Sheet - Tofte's Table Final Site Plan and Architectural Review](#)  
[Project Reviews - Final SPAR for Tofte's Table Expansion. 2-17-22](#)  
[Revised Elevations 2-17-22](#)

**A motion was made by Mayor Reilly, seconded by Alderman Bartels, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:**

**Aye:** 5 - Francoeur, Bartels, Keller, Reilly and Schmitz

**Absent:** 2 - Montiho and Wells

[PC22-0197](#) HFO Storage Tank System, Firestone Building Products, 1245 Chapman Dr. - Installation of two horizontal bulk storage tanks

- Attachments:** [Firestone- HFO Storage Tanks Cover Letter](#)  
[Firestone - HFO Storage Tank System - COVER LETTER for Minor Site Plan Review - City of Waukesha 1-24-22 \(002\)](#)  
[Firestone - HFO Storage Tank System - 21866 Partial Drawings - City of Waukesha Planning Review](#)  
[Firestone - HFO Storage Tank System - Application of Minor Site Plan Review - City of Waukesha 1-24-22](#)  
[Firestone- HFO Storage Tanks Project Reviews](#)  
[Gaco Western- Landscape Plan](#)  
[SDS 1100](#)  
[Typical Blowing Agent Reference Photos - Tank Skid](#)

**A motion was made by Mayor Reilly, seconded by Member Francoeur, that this Site Plan & Architectural Review be approved with staff comments and that all landscaping be installed by September 1, 2022. The motion carried by the following vote:**

**Aye:** 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

**Absent:** 1 - Montihio

[PC22-0206](#) Land Use Plan Amendment - ProHealth Care, Inc., Waukesha Memorial - Request to amend the Land Use Plan on approximately 4.147 acres east and west of the Fairview Avenue ROW from high density residential use to government and institution use

- Attachments:** [Cover Sheet - Land Use Plan Amendment ProHealth WMH entrance drive](#)  
[20411 CSM-Rezoning Exhibit](#)  
[Colored Site Plan and Views](#)  
[Petition for Amendintg Zoning Ordinance, Waukesha Memorial](#)  
[Waukesha.Cover.Letter.Boulevard.1.19.2022](#)

**A motion was made by Member Francoeur, seconded by Alderman Bartels, that this Comprehensive Plan Amendment be approved. The motion carried by the following vote:**

**Aye:** 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

**Absent:** 1 - Montihio

[PC22-0202](#) Rezoning - ProHealth Care, Inc., Waukesha Memorial - Proposed Boulevard - Request to rezone 4.147 acres of land east and west of Fairview Avenue ROW from R-M1 Multifamily District to I-1 Institutional District

**Attachments:** [Cover Sheet - Rezoning ProHealth WMH entrance drive](#)  
[Petition for Amending Zoning Ordinance, Waukesha Memorial](#)  
[Petition for rezoning.signed notarized.01212022](#)  
[REZONING LEGAL DESCRIPTION](#)  
[20411 CSM-Rezoning Exhibit](#)

**A motion was made by Member Francoeur, seconded by Alderman Bartels, that this Rezoning Pettition be approved. The motion carried by the following vote:**

**Aye:** 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

**Absent:** 1 - Montihio

[PC22-0213](#) Street Vacation - ProHealth Care, Inc., Waukesha Memorial - Proposed Boulevard - Request to vacate Fairview Avenue ROW between Madison Street and Lawndale Avenue

**Attachments:** [Cover Sheet - Street Vacation - Fairview Ave., ProHealth WMH entrance drive](#)  
[20411 CSM-Vacation Exhibit](#)  
[Colored Site Plan and Views](#)  
[Les Penden Fairview Street Vacation](#)

**A motion was made by Member Francoeur, seconded by Alderman Bartels, that this Street Vacation be approved. The motion carried by the following vote:**

**Aye:** 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

**Absent:** 1 - Montihio

[PC22-0201](#) Certified Survey Map, ProHealth Care, Inc, Waukesha Memorial - Proposed Boulevard - Proposed one lot CSM on approximately 4.147 acres including the Fairview Avenue ROW and former residential lots east and west of the ROW

**Attachments:** [Cover Sheet - CSM ProHealth WMH entrance drive](#)  
[20411 CSM](#)  
[Colored Site Plan and Views](#)

**A motion was made by Member Francoeur, seconded by Member Keller, that this Certified Survey Map be approved. The motion carried by the following vote:**

**Aye:** 6 - Francoeur, Bartels, Keller, Reilly, Wells and Schmitz

**Absent:** 1 - Montihio

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.