



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Plan Commission

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Wednesday, July 27, 2022

6:30 PM

Council Chambers, City Hall

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#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Rollcall

**Present** 4 - R.G. Keller, Jack Wells, Daniel Manion, and Joan Francoeur

**Excused** 3 - Corey Montiho, John Schmitz, and Shawn Reilly

#### IV. Public Comment

#### V. Approval of Minutes

[ID#22-4534](#) Meeting Minutes of June 22, 2022

**A motion was made by Ald. Jack Wells, seconded by Ald. Daniel Manion, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Joan Francoeur

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

#### VI. Consent Agenda

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

[PC22-0261](#) Minor Site Plan & Architectural Review – 331 W. Sunset Dr - KFC - Proposed modifications to the site and architecture of the existing Kentucky Fried Chicken at 331 W. Sunset Drive.

[PC22-0268](#) Extraterritorial Certified Survey Maps – Poplar Creek Town Center – Bluemound Road/Barker Road – Proposed series of three CSMs over 20.91 acres of land at the northeast corner of Bluemound Road and Barker Road. CSM 1 is for three lots and one outlot on 20.91 acres. CSM 2 is a four lot redivision of Lot 1 of the previous CSM, and CSM 3 is a 2 outlot redivision of Outlot 1 on the first CSM.

[PC22-0276](#) Certified Survey Map – Paramount Dr. Parking Lot, Wilde Autos Inc. – Proposed one lot CSM on approximately 2.9919 acres of land used by Wilde Autos Inc. for employee parking and vehicle storage.

#### VII. Open Public Hearing

[PC22-0267](#) Conditional Use Permit - The Tap Yard, 1150 W. Sunset Drive – Request to revise and renew a conditional use permit operate an outdoor beer garden on an empty building site in the Shoppes at Fox River Shopping Center.

#### VIII. Acton on Public Hearing

[PC22-0267](#) Conditional Use Permit - The Tap Yard, 1150 W. Sunset Drive – Request to revise and renew a conditional use permit operate an outdoor beer garden on an empty building site in the Shoppes at Fox River Shopping Center.

**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, Jack Wells, Daniel Manion and Joan Francoeur

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

#### IX. Business Items

[PC22-0274](#) Minor Site Plan & Architectural Review - 3041 Summit Ave, William Oliver Youth Sports Complex - The Waukesha County Community Foundation, in memory of Jackson Sparks, is proposing enhancements to the sports complex including a memorial plaza, a synthetic turf field with LED lighting, and concrete dugouts, AV equipment, and a viewing deck.

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

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Joan Francoeur

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

[PC22-0269](#) Certified Survey Map – 1032 Baxter Street, Water Utility Site – Proposed two lot and two outlot CSM on approximately 0.207 acres of land used by the Water Utility as a well site

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

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Joan Francoeur

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

[PC22-0275](#) Declaration of Surplus Land – 1032 Baxter Street – Consider that the former Water Utility well site at 1032 Baxter Street, be determined to be surplus land and made available for disposition.

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

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Joan Francoeur

**Absent:** 3 - Corey Montihio, John Schmitz and Shawn Reilly

[PC22-0270](#) Final Site Plan & Architectural Review – 1005 Spring City Drive – Advocate Aurora Health – Proposed site revisions to the property at 1005 Spring City Drive to accommodate a future medical clinic in the existing building.

**A motion was made by Ald. Jack Wells, seconded by Ald. Daniel Manion, that this item be approved. The motion carried by the following vote:**

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Joan Francoeur

**Absent:** 3 - Corey Montihio, John Schmitz and Shawn Reilly

[PC22-0271](#) Final Site Plan & Architectural Review – 201 Sentry Drive – Miro Tool – Proposed 14,500 sq. ft. addition to their facility at 201 Sentry Drive to connect two southern buildings together with additional warehouse and manufacturing space.

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

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Joan Francoeur

**Absent:** 3 - Corey Montihio, John Schmitz and Shawn Reilly

[PC22-0272](#) Rezoning Petition – 1800 W St. Paul Avenue - Request to amend the zoning district for 0.99 acres of Land at 1800 W St. Paul Avenue from M-1 General Manufacturing District to the MM-1 Mixed Use Manufacturing District.

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

**Aye:** 4 - R.G. Keller, Jack Wells, Daniel Manion and Joan Francoeur

**Absent:** 3 - Corey Montihio, John Schmitz and Shawn Reilly

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.