



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, January 22, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

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

Absent 1 - Corey Montiho

IV. Public Comment

V. Approval of Minutes

[ID#24-11287](#) Minutes of December 18, 2024

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

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

Absent: 1 - Corey Montiho

[ID#25-00048](#) Minutes of January 15, 2025

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

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

Absent: 1 - Corey Montiho

VI. Consent Agenda

Consent Agenda passed by unanimous consent.

[PC24-0644](#) Minor Site Plan & Architectural Review - 1830 S. West Avenue, WEC Waukesha Service Center, A request from WEC Energy Group to approve improvements to the Waukesha Service Center including partial elevation updates to the south and east elevations at 1830 S West Avenue in the M-2 General Manufacturing District.

[PC25-0002](#) 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.

Public Hearing

VII. [PC24-0646](#) Conditional Use Permit - 1501 Delafield Street, Elegant Hair LLC. – A request for a conditional use permit to operate a hair salon at 1501 Delafield Street in the Rs-3 Single Family District.

VIII. Action on Public Hearing

[PC24-0646](#) Conditional Use Permit - 1501 Delafield Street, Elegant Hair LLC. – A request for a conditional use permit to operate a hair salon at 1501 Delafield Street in the Rs-3 Single Family District.

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

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

Absent: 1 - Corey Montiho

IX. Business Items

[PC24-0645](#) Consultation – River Road and Rapids Trail – Residential Duplex Development – A request from Bielinski Homes to discuss a conceptual plan for a 12-duplex development on 4.87 acres of land south of the intersection of River Road and Saylesville Road. This property is currently zoned B-5 Community Business District.

[PC24-0642](#) Consultation – Harris Highland Drive, Harris Highland Apartments, - A request to discuss a potential 120-unit apartment project comprised of 3 multi-story buildings on approximately 4.9 acres of land south of Harris Highland Drive, currently zoned T-1 Temporary District.

[PC24-0643](#) Final Site Plan & Architectural Review – 1641 Woodburn Road, Waukesha County Salt Shed Replacement - A request from Waukesha County to approve plans to replace a salt shed that collapsed at 1641 Woodburn Road in the I-1 Institutional District

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

Absent: 1 - Corey Montiho

[PC24-0647](#) Final Site Plan & Architectural Review - 2132 S. West Avenue, – Bliffert Lumber and Hardware – A request to approve final site plan and architectural review for a 10,200 sq. ft. addition to the existing warehouse at 2132 S West Avenue in the M-2 General Manufacturing District.

staff comments with windows as presented

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: 5 - John Schmitz, Shawn Reilly, Joan Francoeur, Elizabeth Moltzan and Jack Wells

Nay: 1 - R.G. Keller

Absent: 1 - Corey Montiho

[ID#24-11288](#) Sign Appeals & Variances, 717 N. East Avenue - A request from Catholic Charities to replace a detached monument sign at 717 N. East Avenue in the B-2 Central Business District.

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

Absent: 1 - Corey Montiho

[PC25-0005](#) Rezoning petition for Waukesha Water Utility Operations Center, Chapman Road, TK #1332001008 – A request from the Waukesha Water Utility to rezone approximately 11.09 acres of land along the north side of Chapman Drive from M-3 Limited Business and Industrial Park to I-1 Institutional District in anticipation of a new operations center.

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

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

Absent: 1 - Corey Montiho

X. Director of Community Development Report

XI. Adjournment