



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Plan Commission

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Wednesday, June 28, 2023

6:30 PM

Council Chambers, City Hall

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#### 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

**Absent** 1 - Corey Montihio

#### IV. Public Comment

#### V. Approval of Minutes

[ID#23-7109](#) Minutes of May 24, 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. Business Items

[PC23-0396](#) Minor Site Plan and Architectural Review – 212 E. North Street – A request to approve plans for improvements to the site and building to accommodate a new brewing business.

**A motion was made by Member Shawn Reilly, seconded by Member Jack Wells, 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

**Nay:** 1 - R.G. Keller

**Absent:** 1 - Corey Montihio

**PC23-0405** Minor Site Plan & Architectural Review, 2000 S. West Avenue to modify exterior color scheme, online pick-up area, and add new signage.

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

**Absent:** 1 - Corey Montiho

**PC23-0406** Final Site Plan & Architectural Review - 1351 E. Main St - Waukesha Iron for the addition of a pre-engineered metal building for storage of metals.

**A motion was made by Member Jack Wells, 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

**PC23-0407** Final Site Plan & Architectural Review - Waukesha County Airport, 2741 & 2731 Aviation Dr for the addition of two new hangers.

**A motion was made by Member Joan Francoeur, seconded by Member John Schmitz, 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

**PC23-0409** Final Site Plan & Architectural Review - 2105 Pewaukee Rd - Revision to previously approved grading and stormwater plan - outdoor storage yard  
*Contingent on airport approval on berm*

**A motion was made by Member Shawn Reilly, 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

**PC23-0415** Final Site Plan & Architectural Review - 1451 E Moreland Blvd to demolish existing building and construct a new Boucher Nissan dealership building, 20,667 square feet on the 8.84 acre site

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

**Absent:** 2 - Corey Montiho and R.G. Keller

**ID#23-6776** Presentation by SEWRPC and staff to discuss the draft Land Use Element of the Comprehensive Plan update. Possible action to endorse the direction of draft Land Use changes.

**PC23-0411** Proposed amendments to Section 22.15 and 22.67 of the Zoning Code to allow issuance of citations when the Plan Commission deadlines are not met.

**A motion was made by Member Elizabeth Moltzan, seconded by Member Joan Francoeur, that this item be recommended for Public Hearing. 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

**PC23-0412** Zoning Code Amendment - Discuss proposed amendment for Auto Dealerships to become Conditional Uses.

**PC23-0412 Zoning Code Amendment - Discuss proposed amendment for Auto Dealerships to become Conditional Uses.**

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

**Absent:** 1 - Corey Montiho

## VII. Director of Community Development Report

## VIII. 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.