



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, May 25, 2022

6:30 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - Montiho, Wells, Manion, Francoeur, Reilly, and Schmitz

Excused 1 - Keller

IV. Public Comment

V. Approval of Minutes

[ID#22-4160](#) Minutes of April 27, 2022

**A motion was made to approve the minutes by Reilly and seconded by Francoeur.
The motion passed by the following vote:**

Aye: 6 - Montiho, Wells, Manion, Francoeur, Reilly and Schmitz

VI. Consent Agenda

All items passed by unanimous consent with staff comments.

[PC22-0242](#) Certified Survey Map – 404 W. Main Street. - Proposed 1-lot CSM located at 404 W. Main Street where Lot 1 is 0.129 acres and will included the buildings addressed 404, 400, and 396 W. Main Street on the same lot.

[PC22-0241](#) Final Site Plan & Architectural Review - ProHealth Care, Waukesha Memorial Hospital NICU Renovation and Expansion, 725 American Avenue - Request for final approval of the 2,300 sq. ft. addition to the 3rd floor to be constructed on the 2nd floor roof near the hospital entrance.

[PC22-0243](#) Minor Site Plan & Architectural Review - Good Times Summer Day Camp, 443 Merrill Hills Road. Proposed addition and renovations to the existing building including a 689 sq. ft. addition on the first floor as well as a vertical expansion of 2,859 sq. ft. above the existing building.

- [PC22-0246](#) Minor Site Plan & Architectural Review - 809 Philip Drive – Proposed new Overhead Door Installation and new pavement for driveway to the proposed door on the west side of the building adjacent to an existing overhead door.

VII. Business Items

- [PC22-0222](#) Plan Commission Consultation – Summit Field and Springs at Meadowbrook – Conceptual plan review of a proposed 320 Unit apartment project the Springs at Meadowbrook, as part of the Summit Field development to also include 56 single-family lots, and a conservancy area on approximately 63 acres of undeveloped land located along the north side of Summit Avenue between Meadowbrook Road and Maple Way.

- [PC22-0244](#) Final Site Plan & Architectural Review – Groh Water Technologies LLC., 2417 Pewaukee Road - Proposed outdoor equipment storage lot in front of the building at 2417 Pewaukee Road.

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

Aye: 5 - Montiho, Wells, Manion, Francoeur and Schmitz

Absent: 1 - Keller

- [ID#22-4116](#) Sign Variance - Tallgrass HOA – A request from the Tallgrass HOA to place a subdivision sign at the entrance to the subdivision near the intersection of Highfield Road and Fairlawn Way.

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

Aye: 5 - Montiho, Wells, Manion, Francoeur and Schmitz

Absent: 1 - Keller

- [ID#22-4188](#) Comprehensive Plan, Public Participation Plan - Review and make a recommendation to Common Council on a proposed resolution outlining the public participation plan for the 2022 Comprehensive Plan Update.

A motion was made by Shawn Reilly, seconded by Member Francoeur, that this item be approved with staff comments. The motion passed unanimously.

- [ID#22-4208](#) Waukesha Strong Mural - 921 Friedman Dr. - Recommendation from the Public Art Advisory Committee

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

Aye: 4 - Montiho, Wells, Manion and Schmitz

Absent: 2 - Keller and Francoeur

VIII. Director of Community Development Report

IX. 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.