



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, June 25, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner, and Heather Granger

IV. Public Comment

V. Approval of Minutes

[ID#25-00886](#) Minutes of May 28, 2025

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

Aye: 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

VI. Consent Agenda

Consent Agenda passed by unanimous consent.

[PC25-0053](#) Certified Survey Map - 1610 E. Main Street, Woodman's Outlot - A request from Woodman's Food Markets to approve a 2.6083-acre two lot CSM on vacant land in front of the store at 1610 E Main Street in the B-5 Community Business District.

[PC25-0062](#) Minor Site Plan & Architectural Review – 116 E Sunset Drive, Glass Nickel Pizza – A request to add outdoor dining space, including the installation of a 4' high black ornamental fence in front of the store at 116 E Sunset drive in the B-5 Community Commercial District.

[PC25-0078](#) Minor Site Plan & Architectural Review – 1111 Delafield Street, Remedy Medical Properties, Inc. – A request to replace deteriorated stucco siding elements on a single story addition with an EIFS cladding system, expanding on the proposal approved on April 23, 2025.

- [PC25-0079](#) Minor Site Plan & Architectural Review - 701 Northview Rd., HAWS - A request to add a 96 sq. ft. screened porch for a Catio (cat patio) along the west elevation of the HAWS building at 701 Northview Rd in the M-3 Limited Business and Industrial Park District

VII. Public Hearing

- [PC25-0057](#) Conditional Use Permit - 1230 E. Broadway, M&M Repair and Restoration – A request to operate a bicycle repair business out of the detached garage behind the house at 1230 E Broadway as a Home Industry in the Rs-3 Single Family Residential District.

- [PC25-0061](#) Conditional Use Permit - 1218 The Strand, Lucidity Arts – A request to operate a tattoo studio out of the first floor of the building at 1218 The Strand as a use similar to and reasonably related permitted uses in the B-1 Neighborhood Business District.

VIII. Action on Public Hearing

- [PC25-0057](#) Conditional Use Permit - 1230 E. Broadway, M&M Repair and Restoration – A request to operate a bicycle repair business out of the detached garage behind the house at 1230 E Broadway as a Home Industry in the Rs-3 Single Family Residential District.

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

Aye: 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

- [PC25-0061](#) Conditional Use Permit - 1218 The Strand, Lucidity Arts – A request to operate a tattoo studio out of the first floor of the building at 1218 The Strand as a use similar to and reasonably related permitted uses in the B-1 Neighborhood Business District.

A motion was made by Mayor Shawn Reilly, seconded by Member R.G. Keller, that this item be approved with conditions. The motion carried by the following vote:

Aye: 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

IX. Business Items

[PC25-0043](#) Conditional Use Permit - 400 S. West Avenue, Total Flex Gym. – A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

no semi trailers allowed back

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

Aye: 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

[PC18-0156](#) Total Flex Gym, 400 S. West Avenue - Conditional Use Permit - A request to operate a trailer rental business along with the fitness gym business at 400 S West Avenue in the M-1 Light Manufacturing District.

[ID#25-00893](#) Sign Appeals & Variances - Tenny Woods, Outlot 1 - A request from Veridian Homes to install a neighborhood identification sign for the Tenny Woods Subdivision on Outlot 1 along Tenny Avenue at the south end of the subdivision in the Rs-3 Single Family Residential with a Planned Unit Development Overlay District.

with addition of securing sign by stiffening the connection points

A motion was made by Member R.G. Keller, seconded by Mayor Shawn Reilly, that this item be approved with conditions. The motion carried by the following vote:

Aye: 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

[PC25-0058](#) Final Site Plan & Architectural Review - GE Health Care, 3000 N Grandview Blvd, – A request from GEHealth Care to approve final site plan and architectural review for a 20,000 sq. ft. addition to the Experience Center along with 10,000 sq. ft of interior space renovations in the CT Building at 3000 N Grandview Blvd under the M-2 Industrial District

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

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

Abstain: 1 - Heather Granger

[ID#25-01182](#) Review and possible action on revisions to 17.10, rooming house licensing.

A motion was made by Mayor Shawn Reilly, seconded by Ald. Elizabeth Moltzan, that this item be recommended for approval. The motion carried by the following vote:

Aye: 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

[ID#25-01225](#) Zoning Code Update – Review of the District and Use Standards – An update on changes to the District and Use Standards code section drafts based on feedback from the Plan Commission and Council.

[ID#25-01386](#) Review and possible action to declare 223 S. West Ave. surplus property.

A motion was made by Mayor Shawn Reilly, seconded by Ald. Elizabeth Moltzan, that this item be recommended for approval. The motion carried by the following vote:

Aye: 7 - Joan Francoeur, Elizabeth Moltzan, Jack Wells, Shawn Reilly, R.G. Keller, Jennifer Wallner and Heather Granger

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. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).