



# City of Waukesha

Waukesha City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Draft

### Plan Commission

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Wednesday, February 26, 2025

6:00 PM

Council Chambers, City Hall

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#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 5 - John Schmitz, Shawn Reilly, R.G. Keller, Joan Francoeur, and Jack Wells

**Absent** 2 - Corey Montiho, and Elizabeth Moltzan

#### IV. Public Comment

#### V. Approval of Minutes

[ID#25-00296](#) Plan Commission Minutes of January 15, 2025

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

**Aye:** 5 - John Schmitz, Shawn Reilly, R.G. Keller, Joan Francoeur and Jack Wells

**Absent:** 2 - Corey Montiho and Elizabeth Moltzan

[ID#25-00071](#) Plan Commission Minutes of January 22, 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:** 5 - John Schmitz, Shawn Reilly, R.G. Keller, Joan Francoeur and Jack Wells

**Absent:** 2 - Corey Montiho and Elizabeth Moltzan

#### VI. Public Hearings

[PC25-0013](#) Conditional Use Permit – 1531 E Moreland Blvd, You Drive It Now – A request for a conditional use permit to operate a You Drive It Now auto sales business at 1531 E Moreland Blvd in the B-5 Community Business District.

## VII. Action on Public Hearings

[PC25-0013](#) Conditional Use Permit – 1531 E Moreland Blvd, You Drive It Now – A request for a conditional use permit to operate a You Drive It Now auto sales business at 1531 E Moreland Blvd in the B-5 Community Business District.

**A motion was made by Member Shawn Reilly, seconded by Member Joan Francoeur, that this item be approved with conditions including staff comments, and to allow one car to be parked after business hours in front of garage doors. In addition, this should be brought back to the Commission next February for review. The motion carried by the following vote:**

**Aye:** 5 - John Schmitz, Shawn Reilly, R.G. Keller, Joan Francoeur and Elizabeth Moltzan

**Nay:** 1 - Jack Wells

**Absent:** 1 - Corey Montihio

## VIII. Business Items

[PC25-0012](#) Rezoning Rs-3 PUD Single Family Residential with a Planned Unit Development Overlay District, Winterberry Reserve Subdivision, WAKC0991003, north of Summit Avenue – A request from Veridian Homes to rezone approximately 22.196 acres of land along the north side of Summit Avenue from Rs-3 Single Family Residential District to Rs-3 PUD Single Family Residential with a Planned Unit Development Overlay District to incorporate a mixed lot size single family subdivision.

**A motion was made by Member Shawn Reilly, seconded by Ald. Jack Wells, that this item be recommended for approval with all staff comments and conditions to be addressed and no driveways or pads permitted on the front terrace. PUD should state streetlighting is the responsibility of the HOA, include lamp post in all traditional homes, but nit in the carriage lane homes. 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 Montihio

[PC25-0011](#) Preliminary Subdivision Plat - Winterberry Reserve, north of Summit Avenue – A request to approve the Final Plat for a 79 single family lot subdivision with two out lots on approximately 22.196 acres of land along the north side of Summit Avenue east of the Springs at Meadowbrook Apartments.

**A motion was made by Member Shawn Reilly, seconded by Ald. Elizabeth Moltzan, that this item be recommended for approval with staff comments and conditions to include making the road a three way stop T intersection. 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

[PC25-0019](#) Planned Unit Development Agreement Amendment – 101 W. Sunset Drive, Brighton Square – A request to amend the Brighton Square Planned Unit Development Agreement to accommodate the future development of a Starbucks Coffee shop in parking lot to the west of the shopping center.

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

**Absent:** 2 - Corey Montiho and Elizabeth Moltzan

[PC25-0008](#) Final Site Plan & Architectural Review - 101 W. Sunset Drive, New retail building for Starbucks – A request to approve plans for an approximately 2,570 sq. ft. new Starbucks Café building to be located in the parking lot to the west of the Presidents Plaza shopping center along the south side of Sunset Dr. just west of East Avenue.

*pull back drive thru lane*

**A motion was made by Member Shawn Reilly, seconded by Member R.G. Keller, that this item be approved with conditions including staff comments and to shorten the drive through lane, optional.. 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

[PC25-0009](#) Certified Survey Map - 101 W. Sunset Drive - A request from Sunset East LLC to approve a 2-lot CSM over approximately 3.088 acres of land in anticipation of the future development of a Starbucks Café at the Presidents Plaza shopping center along the south side of Sunset Dr. just west of East Avenue.

**A motion was made by Member Shawn Reilly, seconded by Member R.G. Keller, that this item be recommend approval 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

[PC25-0010](#) Final Site Plan & Architectural Review - 2222 Michigan Avenue, Waukesha North High School - A request to approve plans for the implementation of a City flood mitigation project in the area of Waukesha North High School, including the relocation of a ditch and creation of new detention facility on land currently owned by the school district located west of the school along Michigan Avenue.

**A motion was made by Member Shawn Reilly, seconded by Member Joan Francoeur, that this item 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 Montihio

IX. Director of Community Development Report

X. 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).