



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Plan Commission

Wednesday, October 22, 2025

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly, and Heather Granger

Absent 3 - Jack Wells, R.G. Keller, and Jennifer Wallner

IV. Public Comment

V. Approval of Minutes

[ID#25-02202](#) Minutes of September 24, 2025

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

Aye: 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly and Heather Granger

Absent: 3 - Jack Wells, R.G. Keller and Jennifer Wallner

VI. Consent Agenda

Consent Agenda passed by unanimous consent.

[PC25-0162](#) Minor Site Plan & Architectural Review - 1511 Pearl Street, ThermTech – Request approval of plans for a 24' wide by 48' long by 14' high penthouse addition near the west end of the building in the M-2 General Manufacturing zoning district.

[PC25-0165](#) Minor Site Plan & Architectural Review - 900 N. Hartwell Avenue, Global Assist Campus – Request approval of plans for the installation of approximately 225 linear feet of a 4' tall decorative fence across the front of the property at the northwest corner of Hartwell and Arcadian Avenues in the Rm-3 PUD Multi-Family Residential Planned Unit Development overlay district.

- [PC25-0166](#) Minor Site Plan & Architectural Review - 2101 Delafield Street, Lifeway – Request to approve plans for a 697 sq. ft. addition to the compressor room located along the south side of the dairy manufacturing facility.

VII. Public Hearings

- [PC25-0161](#) Conditional Use Permit - 817 N. East Avenue, Silver City Adult Day Services – Request approval of a Conditional Use Permit to operate a commercial adult day care center in the B-2 Central Business District.

VIII. Action on Public Hearings

- [PC25-0161](#) Conditional Use Permit - 817 N. East Avenue, Silver City Adult Day Services – Request approval of a Conditional Use Permit to operate a commercial adult day care center in the B-2 Central Business District.

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

Aye: 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly and Heather Granger

Absent: 3 - Jack Wells, R.G. Keller and Jennifer Wallner

IX. Business Items

- [PC25-0159](#) Rezoning Petition – Tukka Properties, West of Meadowbrook Road and north of Coldwater Creek Dr.- A request to rezone approximately 25.9445 acres of land from T-1 to a mix of B-5 Community Commercial District (6.004 acres), I-1 PUD Institutional with a PUD overlay district (7.2978 acres) and Rd-2 Two Family Residential District (12.6427 acres).

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

Aye: 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly and Heather Granger

Absent: 3 - Jack Wells, R.G. Keller and Jennifer Wallner

- [PC25-0158](#) Final Site Plan & Architectural Planned Unit Development Review, Tukka Properties Senior Housing – a request to approve final plans for a 119-unit senior housing project to include 64 units of independent and assisted living, 25 units of assisted living plus, and 30 units of memory care on approximately 7.2978 acres of land located west of Meadowbrook Road and north of Coldwater Creek Dr.

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

Aye: 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly and Heather Granger

Absent: 3 - Jack Wells, R.G. Keller and Jennifer Wallner

[PC25-0160](#) Certified Survey Map - West of Meadowbrook Road and north of Coldwater Creek Dr. - A request to approve a 3-Lot CSM and Public Street ROW dedication for Coren Hills Drive on approximately 27.7696 acres of land in anticipation of a proposed senior housing project and future commercial development.

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

Aye: 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly and Heather Granger

Absent: 3 - Jack Wells, R.G. Keller and Jennifer Wallner

[PC25-0156](#) Extra-territorial Certified Survey Map, 21165 E. Moreland Blvd, Oscars – A request for approval of a 2-Lot CSM on approximately 1.6711 acres of land located in the Town of Brookfield.

A motion was made by Member Heather Granger, seconded by Ald. Elizabeth Moltzan, that this item be recommended for Council Consent. The motion carried by the following vote:

Aye: 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly and Heather Granger

Absent: 3 - Jack Wells, R.G. Keller and Jennifer Wallner

[ID#25-02207](#) Review and possible action on proposed changes to Sections 28.02, 28.03, 28.05, and 28.06, Landmarks Commission Ordinance.

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

Aye: 4 - Joan Francoeur, Elizabeth Moltzan, Shawn Reilly and Heather Granger

Absent: 3 - Jack Wells, R.G. Keller and Jennifer Wallner

X. Director of Community Development Report

XI. Adjournment