



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final Plan Commission

---

Wednesday, December 13, 2017

6:30 PM

Council Chambers, City Hall  
Use lower level glass door.

---

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#17-1659](#) Minutes for the Meeting of November 8, 2017.

**Attachments:** [pcmn171108.pdf](#)

VI. Consent Agenda

*Approval with Staff comments and conditions.*

VII. Public Hearing

[ID#17-1719](#) Public Hearing - Project Plan Amendment No. 5 for Tax Incremental Finance District No. 14.

**Attachments:** [TID 14.pdf](#)  
[TID 14 Amendment 5 Cover Sheet.pdf](#)

*Jeff Fortin*

VIII. Action on Public Hearing

[ID#17-1720](#) Resolution: To approve Project Plan Amendment No. 5 for Tax Incremental Finance District No. 14.

*Jeff Fortin*

IX. Business Items

[PC17-0127](#) Habitat for Humanity, 1116-1126 White Rock Avenue - PUD Amendment

**Attachments:** [Habitat PUD Amendment Cover Sheet.pdf](#)

*Jeff Fortin*

[PC17-0081](#) Advance Construction Crushing Operation, Pearl Street - Review of Conditional Use Permit

**Attachments:** [Advance Constr. Conditional Use](#)  
[Advance Crushing December 2017\\_Cover Sheet.pdf](#)

*Maria Pandazi*

[PC17-0112](#) Serenity Health Care, 1708 Paramount Court - Final Site Plan & Architectural Review

**Attachments:** [SERENITY HEALTHCARE 11-16-17.pdf](#)  
[Serenity Health Care Cover Sheet.pdf](#)

*Doug Koehler*

[PC17-0113](#) Ridge at Woodland Creek, 1106 Ridge Creek Circle - Rezoning

**Attachments:** [Ridge at Woodland - Petition to Amend Zoning.pdf](#)  
[Ridge at Woodland Creek Rezoning Cover Sheet.pdf](#)

*Doug Koehler*

[PC17-0114](#) Ridge at Woodland Creek, 1106 Ridge Creek Circle - Preliminary Site Plan & Architectural Review

**Attachments:** [Ridge At Woodland 01.pdf](#)  
[Ridge At Woodland 02.pdf](#)  
[Ridge At Woodland 03.pdf](#)  
[TEMP001.PDF](#)  
[TEMP002.PDF](#)  
[TEMP003.PDF](#)  
[TEMP004.PDF](#)  
[TEMP005.PDF](#)  
[TEMP006.PDF](#)  
[TEMP007.PDF](#)  
[TEMP008.PDF](#)  
[TEMP009.PDF](#)  
[TEMP010.PDF](#)  
[Ridge at Woodland Floor Plan.pdf](#)  
[Ridge at Woodland Creek Pre SPAR Cover Sheet.pdf](#)

*Doug Koehler*

[PC17-0124](#) Centro de Adoracion y Alabanza, 231 South Street - Conditional Use Permit

**Attachments:** [Conditional Use Permit.pdf](#)  
[Centro de Adoracion Cover Sheet.pdf](#)

*Doug Koehler*

[PC17-0117](#) Kwik Trip, 2302 E. Moreland Blvd. - Final Site Plan & Architectural Review

**Attachments:** [968 Plan Commission Application for Review.pdf](#)  
[20170727\\_144728292\\_iOS.jpg](#)  
[20170727\\_145057031\\_iOS.jpg](#)  
[20170727\\_145547413\\_iOS.jpg](#)  
[20170727\\_145613126\\_iOS.jpg](#)  
[20170727\\_145647977\\_iOS.jpg](#)  
[Cover Letter.pdf](#)  
[crus-datasheet.pdf](#)  
[IMG\\_5898.JPG](#)  
[xlcM-datasheet.pdf](#)  
[968 Building Elevations.pdf](#)  
[968 Revised Survey.pdf](#)  
[Transformer.pdf](#)  
[968 Fence Dimensions.pdf](#)  
[968 planting plan.pdf](#)  
[968 Revised Building Elevations.pdf](#)  
[968 Revised Floor Plan.pdf](#)  
[Kwik Trip Final SPAR Cover Sheet.pdf](#)

*Charlie Griffith*

## 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.