



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Plan Commission

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Wednesday, December 13, 2017

6:30 PM

Council Chambers, City Hall  
Use lower level glass door.

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#### I. Call to Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad, and Merchle

#### IV. Public Comment

#### V. Approval of Minutes

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

**A motion was made by Helgestad, seconded by Merchle, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

#### VI. Consent Agenda

#### VII. Public Hearing

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

**This item was placed on hold.**

#### VIII. Action on Public Hearing

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

**This item was placed on hold.**

#### IX. Business Items

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

**A motion was made by Mayor Reilly, seconded by Helgestad, that this PUD Amendment be approved. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

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

*Denial is based on adverse effects on neighboring properties, and not following condition of approval. All crushing equipment and material must be removed and site brought back to pre-crushing condition by April 30, 2018.*

**A motion was made by Mayor Reilly, seconded by Keller, that this Conditional Use Permit be denied. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

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

**A motion was made by Payne, seconded by Merchle, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

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

**A motion was made by Francoeur, seconded by Mayor Reilly, that this Rezoning Petition be approved. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

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

**A motion was made by Francoeur, seconded by Bartels, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

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

*Remove box sign.*

**A motion was made by Payne, seconded by Bartels, that this Conditional Use Permit be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

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

**A motion was made by Mayor Reilly, seconded by Payne, that this Site Plan & Architectural Review be approved with conditions. The motion carried by the following vote:**

**Aye:** 7 - Keller, Reilly, Payne, Francoeur, Bartels, Helgestad and Merchle

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.