



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final Plan Commission

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Wednesday, August 12, 2015

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

IV. Approval of Minutes

[ID#15-2945](#) Minutes for the Meeting of July 22, 2015.

**Attachments:** [pcmn150722](#)

V. Consent Agenda

[PC15 -0214](#) 4195 S. Big Bend Road - Certified Survey Map

**Attachments:** [S6581CSM](#)

[4195 S Big Bend Road](#)

[pc150812 - Eng. Dept. Comments](#)

[4195 S. Big Bend Rd - Combined Report](#)

[4195 S. Big Bend Road](#)

[4195 S. Big Bend Rd - Combined Report](#)

*Mackenzie Walters*

[PC15 -0212](#) Carroll University Pavilion, 250 N. Barstow & land along N. Grand -  
Certified Survey Map

**Attachments:** [S8157 Pavilion CSM 6-5-15](#)

[Carroll University Pavilion](#)

[pc150812 - Eng. Dept. Comments](#)

[Carroll University Pavilion - Combined Report](#)

[Carroll University Pavilion - Combined Report](#)

[Carroll University Pavilion](#)

*Mackenzie Walters*

[PC15-0213](#) Carroll University Haertl Field, 436 W. Newhall Avenue - Certified Survey Map

**Attachments:** [S8230 Haertl CSM 6-16-15](#)  
[pc150812 - Eng. Dept. Comments](#)  
[Carroll University Haertl Field - Combined Report](#)  
[Carroll University Haertl Field - Combined Report](#)  
[Carroll University Haertl Field](#)

*Mackenzie Walters*

[ID#15-3055](#) Conveyance of Easements Rights to Waukesha County for "25' highway and sidewalk slope easement for future construction" located adjacent to Merrill Hills Road as part of the plat of Heritage Hills subdivision and 15' temporary slope easement as listed on CSM No. 10613.

**Attachments:** [pc150812 - Eng. Dept. Comments](#)  
[Heritage Hills Conveyance of Easements - Combined Report](#)  
[Conveyance of Easements](#)

*Mackenzie Walters*

## VI. Open Public Hearings

[ID#15-3074](#) Public Hearing - Amendment No. 1 of the Project Plan for Tax Incremental Finance District No. 22.

**Attachments:** [DRAFT TID 22 First Amendment final report](#)  
[TID No. 22](#)

*Jeff Fortin*

[ID#15-3075](#) Public Hearing - Creation for Tax Incremental Finance District No. 24.

**Attachments:** [DRAFT Project Plan TID 24](#)  
[TID No. 24](#)

*Jeff Fortin*

## VII. Action on Public Hearings

[ID#15-3080](#) Resolution: To approve Amendment No. 1 of the Project Plan for Tax Incremental Finance District No. 22.

*Jeff Fortin*

[ID#15-3079](#) Resolution: To approve the creation of the Project Plan for Tax Incremental Finance District No. 24.

*Jeff Fortin*

## VIII. Business Items

[PC15 -0194](#) Dolphin Court Office Building - Final Site Plan & Architectural Review

**Attachments:**

[15C6779 SWMP 07-13-15](#)  
[Checklist Commercial Developments \(final\)](#)  
[Civil Plan Set 24x36](#)  
[CS-1 Plat of Survey](#)  
[DA Building & Monument Sign Examples](#)  
[dental\\_L100\\_7-15-15](#)  
[DentalAssociates-Waukesha WI-SiteLighting-Prelim-062615](#)  
[Dolphin Court Elevations REVISED 7-14-15](#)  
[Dolphin Court Final Submittal Letter](#)  
[Dolphin Court Panorama 7-14-15](#)  
[Final Plan Review App - Dolphin Ct](#)  
[Floor Plan 05-25-15](#)  
[IPCompanyMarketingPiece](#)  
[Orion Apollo LED Ext Area Light](#)  
[Orion Apollo LED Wall Pack Cut Sheet](#)  
[Sustainable Checklist - Dolphin Ct](#)  
[Dolphin Court](#)  
[pc150812 - Eng. Dept. Comments](#)  
[Dolphin Court](#)

*Doug Koehler*

**Legislative History**

7/8/15            Plan Commission            approved

[PC15 -0209](#) Turtle Trail Condominiums, Big Bend Road - Preliminary Site Plan & Architectural Review

**Attachments:**

[pc150722 - Eng. Dept. Comments](#)  
[pc150722 - Water Utility Comments](#)  
[Turtle Trail](#)  
[Turtle Trail - Pre SPAR](#)  
[pc150812 - Eng. Dept. Comments](#)  
[Turtle Trail - Pre SPAR](#)

*Jeff Fortin*

[PC15 -0210](#) Turtle Trail Condominiums, Big Bend Road - PUD Review

**Attachments:** [pc150722 - Water Utility Comments](#)  
[Turtle Trail](#)  
[Turtle Trail - PUD](#)  
[pc150812 - Eng. Dept. Comments](#)  
[Turtle Trail - PUD](#)

*Jeff Fortin*

[PC15 -0215](#) 1436 E. Racine Avenue - Rezoning

**Attachments:** [20150707151456546](#)  
[1436 E Racine rezoning](#)  
[pc150812 - Eng. Dept. Comments](#)  
[1436 E. Racine - Rezoning](#)

*Jeff Fortin*

[PC15 -0197](#) T-Mobile, 1436 E. Racine Avenue - Preliminary Conditional Use Permit

**Attachments:** [Conditional Use Application - ML63039](#)  
[ML63039H PropagationMaps 05202015](#)  
[ML63069 CD 05.26.15](#)  
[Statement of Undertaking ML63039 WI-Waukesha-Fitzpatrick](#)  
[pc150708 - Water Utility Comments](#)  
[T Mobile](#)  
[pc150812 - Eng. Dept. Comments](#)  
[State Cell Tower Summary](#)  
[T-Mobile - Racine](#)

*Jeff Fortin*

IX. Director of Community Development Report

X. Adjournment