



PLAN COMMISSION AGENDA

March 9, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://youtube.com/live/aIGmB5ZLFe0?feature=share>

1. Call to Order and Roll Call
2. Public Hearings.
 - a. Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to modify the permitted operating hours for the outdoor driving training facilities located on their campus at 800 Main Street (PWV 0926997001 & PWV 0926997). This campus property is zoned IPS Institutional and Public Service District.
 - b. Conditional Use Grant request of property owner Kirkland Crossings, Inc. to develop an 84-unit Housing for the Elderly building project on the vacant ~2.49 acre lot located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – February 9, 2023
5. Old Business:
 - a. Review, discussion, and possible recommendation to Village Board regarding an amendment(s) to Section 40.471 of the Village of Pewaukee Code of Ordinances regarding Transient Lodging.
 - b. Review and discussion regarding density limits for the residential component of mixed-use with multi-family development or straight multi-family development in the Villages Business Zoning Districts (i.e. B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Business, B-4 Business Park, and B-5 Light Industrial), and the existing density limits of the Villages R-M Multi-Family Residential District.
6. New Business.
 - a. Review, discussion, and possible action on the request of property owner/applicant Waukesha County Technical College (WCTC) to modify the permitted operating hours for the outdoor driving training facilities located on their campus at 800 Main Street (PWV 0926997001 & PWV 0926997). This campus property is zoned IPS Institutional and Public Service District.
 - b. Review, discussion, and possible action/recommendation to the Village Board on the

- request of Kirkland Crossings, Inc. to modify the language in Division 3. of the Village Code – Housing for the Elderly Overlay (HEO) District as it relates to the percentage of units in a HEO project that may be allocated for independent (vs assisted) living.
- c. Review, discussion, and possible action on the request of property owner Kirkland Crossings, Inc. to develop an 84- unit Housing for the Elderly building project on the vacant ~2.49-acre lot located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.
 - d. Review, discussion and possible action on the request of property owner/applicant North Shore Bank for Sign Code waiver to permit a temporary sign exceeding the 15 sq. ft. area limit and the seven consecutive/30 cumulative days per year duration limits as set forth in Section 70.111(a)(11) of the Village Code on their .68-acre, B-2 Downtown Business zoned property located at 104/120 W. Wisconsin Avenue.
 - e. Review, discussion, and possible action on the Sign Code waiver request of tenant applicant Janet DAmato, d/b/a Benessere Salon & Spa, to place a wall sign exceeding the 30 sq. ft. area limit set forth in Section 70.115(d)(9) of the Village Code. This 10.96-acre, B-1 Community Business zoned property is owned by Society of St. Vincent De Paul.
 - f. Review, discussion, and possible action on the request of property owner/applicant Agape Community Church, Inc. for site plan amendment approval as to changes proposed related to parking, sidewalk, and patio area(s) configuration as well as dumpster/enclosure location and design. This 1.66-acre parcel, located at 449 W. Wisconsin Avenue, is zoned IPS Institutional & Public Service District.

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8. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: March 3, 2023