



PLAN COMMISSION AGENDA

October 12, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/live/XWblgxPCx4?si=YnpkChPsxzNrmshz>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
 - a. Public Hearing on the Conditional Use Grant request of property owner Kirkland Crossings, Inc. to develop a 77- unit Housing for the Elderly building project on the vacant land (approximately 2.4 acres) 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 – September 14, 2023
5. Old Business. – None.
6. New Business.
 - a. Review, discussion, and possible action on the request of applicants/property owners, Jeff and Brenda Wistl, for architectural plan approval to remodel/refinish the exterior of an existing detached accessory building on their .2-acre, B-2 Downtown Business zoned property located at 521 Capitol Drive.
 - b. Review, discussion, and possible action on the Sign Code waiver request of Wayne Palmer of Prodigy Lighting & Sign, to install an oversized wall mounted front façade sign for tenant Groff Insurance d/b/a Allstate, at 690 Westfield Way-Suite B. This 4.4-acre, B-1 Community Business zoned property is owned by 690 Westfield Way LLC.
 - c. Review, discussion, and possible action/recommendation to the Village Board on the request of property owner Kirkland Crossings, Inc. for certified survey map approval to combine two lots located at the northwest corner of Ryan Street at Quinlan Drive (PWV's 0883993200 & 0883992), into one. The 11.76-acre lot (i.e., PWV 0883992) is zoned IPS Institutional and Public Service District. The 2.5-acre lot (i.e., PWV 0883993200) is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.

- d. Review, discussion, and possible action on the Conditional Use Grant request of property owner Kirkland Crossings, Inc. to develop a 77- unit Housing for the Elderly building project on the vacant land (approximately 2.4 acres) 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.
 - e. Review, discussion, and possible action/recommendation to the Village Board on the request of Richard Yezzi, d/b/a Alltrux Holdings, LLC, to amend Section 40.316 of the Village Code to include a limited opportunity, through conditional use, for the use 'medium and heavy duty truck sales' to be considered for approval in the B-5 Light Industrial zoning district.
7. 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.*

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: October 6, 2023