



PLAN COMMISSION AGENDA

April 13, 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. The Conditional Use Grant request of property owner/applicant Nick and Jill DeQuardo to replace the existing front deck on their home with a new deck that would extend into the required 35-foot setback area on the lot. This .20-acre property, located at 468 Spring Street, is zoned R-5 Single-Family Residential.
 - b. The Conditional Use Grant Amendment request of property owner/applicant Century Abrams LLC, d/b/a Chick-fil-A, to convert a portion of the existing site landscape area into paved, outdoor seating area. This 2.09-acre property located at 1454 Capitol Drive, is zoned B-1 Community Business District with a Planned Unit Development (PUD) Overlay.
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 – March 9, 2023
5. Old Business:
 - a. 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.
 - b. Review, discussion, and possible action/recommendation to the Village Board on the request of Kirkland Crossings, Inc. to modify the language in Chapter 40, Article VI, Division 23. 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.

6. New Business.

- a. Review, Discussion, and Possible Action Regarding site plan details within the Matter Development Senior Housing Project as approved through Conditional Use Grant back in 2022. This 4.7-acre, B-3 Office and Service Business District with Housing for the Elderly Overlay (HEO) zoned property/project, is located at the northwest corner of Swan Road and Hwy 164. The property owner is MATCAP SL Pewaukee LLC.
- b. Review, discussion, and possible action on the Conditional Use Grant request of property owner/applicant Nick and Jill DeQuardo to replace the existing front deck on their home with a new deck that would extend into the required 35-foot setback area on the lot. This .20-acre property, located at 468 Spring Street, is zoned R-5 Single-Family Residential.
- c. Review and possible action on the Conditional Use Grant Amendment request of property owner/applicant Century Abrams LLC, d/b/a Chick-fil-A, to convert a portion of the existing site landscape area into paved, outdoor seating area. This 2.09-acre property located at 1454 Capitol Drive, is zoned B-1 Community Business District with a Planned Unit Development (PUD) Overlay.
- d. Review, discussion, and possible action/recommendation to Village Board on Proposed Changes to the Residential Infill Overlay District (as referred to Plan Commission by Village Board).

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: April 7, 2023