



## PLAN COMMISSION AGENDA

November 10, 2022 – 7:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings:
  - a. On the Conditional Use Grant Amendment request of property owner Pewaukee School District (in c/o John Gahan as Assistant Superintendent/CFO) to reconstruct and light the existing varsity softball diamond located on the 80+/- acre District campus at 472 Lake Street. This property is zoned Institutional & Public Service District (IPS) 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 – October 13, 2022
5. Old Business:
  - a. None.
6. New Business.
  - a. Review, discussion, and possible action on the Conditional Use Grant Amendment request of the Pewaukee School District to reconstruct and light the existing varsity softball diamond located on the 80+/- acre District campus at 472 Lake Street. This property is zoned Institutional & Public Service District (IPS) District. PWV0899235001
  - b. Review, discussion and possible action on the Business Site Plan Amendment request of property owner/applicant Zimmerman & Schwartz Real Estate, LLC, in c/o John Schwartz and Jeff Zimmerman, to relocate the existing, eastern Hickory Street driveway access point on this site further to the east and to abandon/restore the former location. This 3.27+/- acre site is zoned B-5 Light Industrial District. PWV0922997
  - c. Review, discussion and possible action on the Sign Code Waiver Amendment request of applicant/property owner Meadow Creek Limited Partnership to allow three specific, additional geographic locations within the Meadow Creek Market development to participate in sign display on the two existing/approved multi-tenant pylon signs located, one each, along Hwy 164/Pewaukee Road and Capitol Drive. This B-1 Community Business with Planned Unit Development Overlay (PUD) zoned development area is located at the northwest corner of Hwy 164/Pewaukee Road and Capitol Drive.
  - d. Review and discussion regarding possibly establishing 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 to evaluate the existing density limits of the Villages R-M Multi-Family Residential District.

- e. 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.

- 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: November 4, 2022