



## PLAN COMMISSION AMENDED AGENDA

August 8, 2024 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/live/KWQ9se9HIing?si=kMZ68Mig7toy92KP>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
  - a. Conditional Use Grant request of applicant Maggie Spada to construct a 1,938 sq. ft. office building with the existing detached garage (approximate 555 sq. ft.) proposed to remain in place with a 5.5' side lot offset where a 10' offset is required (Section 40.270) and with an approximately 2' public alley offset where a 15' setback is required (Section 40.269). The proposed building is a single-story principal structure where a 1.5 story structure is required (Section 40.265(17)). This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.
  - b. Conditional Use Grant request of applicant WMG Acquisitions, LLC to construct a 5,200 sq. ft. professional dental office building. The proposed parking lot is offset less than 20 feet from the northern property line which is permissible only through the issuance of a Conditional Use Grant (Section 40.259). This 0.9-acre parcel is zoned B-1 Community Business District located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.
  - c. Conditional Use Grant request of applicant Kim Salmons to allow a day care use which is permissible only through the issuance of a Conditional Use Grant (Section 40.280(1)). This parcel is zoned B-3 Office and Service District located at 1155 Quail Court/ PWV 0903102. Property owner is Newhealth Building, LLC.
  - d. Conditional Use Grant request of applicant/owner Kevin and Erin Ark to construct a 960 sq. ft. accessory structure. The proposed accessory structure is located 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant (Section 40.210(4)). The property is located at 214 First Street/ PWV 0899252.
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 – July 11, 2024
5. Old Business.
  - a. Review, discussion and possible action on Conditional Use Grant request of applicant Maggie Spada to construct a 1,938 sq. ft. office building with the existing detached garage (approximate

555 sq. ft.) proposed to remain in place with a 5.5' side lot offset where a 10' offset is required (Section 40.270) and with an approximately 2' public alley offset where a 15' setback is required (Section 40.269). The proposed building is a single-story principal structure where a 1.5 story structure is required (Section 40.265(17)). This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.

- b. Review, discussion, and possible action on the proposed business site plan of applicant Maggie Spada to construct a 1,938 sq. ft. office building. This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.

6. New Business.

- a. Review, discussion, and possible action on Conditional Use Grant request of applicant WMG Acquisitions, LLC to construct a 5,200 sq. ft. professional dental office building. The proposed parking lot is offset less than 20 feet from the northern property line which is permissible only through the issuance of a Conditional Use Grant (Section 40.259). This 0.9-acre parcel is zoned B-1 Community Business District located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.
- b. Review, discussion, and possible action on a Business Site Plan request of applicant WMG Acquisitions, LLC 5,200 sq. ft. professional dental office building. This 0.9-acre parcel, located at PWV 0901984003, is zoned B-1 Community Business District. Property owner is Meadow Creek Limited Partnership.
- c. Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request of applicant Andrew Wilkowski (JSD Professional Services, Inc. to create two additional parcels labeled as lot 18 and lot 19 from the original parcel located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.
- d. Review, discussion, and possible action on Conditional Use Grant request of applicant Kim Salmons to allow a day care use which is permissible only through the issuance of a Conditional Use Grant (Section 40.280(1)). This parcel is zoned B-3 Office and Service District located at 1155 Quail Court/ PWV 0903102. Property owner is Newhealth Building, LLC.
- e. Review, discussion and possible action on Conditional Use Grant request of applicant/owner Kevin and Erin Ark to construct a 960 sq. ft. accessory structure. The proposed accessory structure is located 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant (Section 40.210(4)). The property is located at 214 First Street/ PWV 0899252.
- f. Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request of applicant Attorney Mary Beth Peranteau for a lot line adjustment. This 0.1-acre parcel, located at 132 Maple Avenue/ PWV 0929004, is zoned R-5 Single-Family Residential. Property owners are Chuck and Jody Goss.

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: August 2, 2024