



PLAN COMMISSION AGENDA

July 11, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: https://www.youtube.com/live/iqmim24m8H0?si=zcy2qHYKd_3e_vbW

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. The existing garage is approximately 5.5' off of the side lot line where a 10' offset is required (Section 40.270) and approximately 2' off of the public alley where a 15' setback is required (Section 40.269). This 0.2-acre parcel, located at 316 Oakton Avenue, is zoned B-2 Downtown Business 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 – June 13, 2024
5. Old Business.
 - a. Review, discussion, and possible recommendation to Village Board regarding draft Ordinance to Creation Section 40.3674A(2) of the Municipal Code of the Village of Pewaukee Regarding the Conversion of an Outlot to Buildable Single-Family Residential Use Status in the Residential Infill-Redevelopment Overlay District
6. New Business.
 - a. Review, discussion, and possible action on the proposed business site plan to construct a 1,938 sq. ft. office building and a conditional use grant to allow the existing detached garage (approximate 555 sq. ft.) remain in place. This 0.2-acre parcel, located at 316 Oakton Avenue, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC (Applicant Maggie Spada).
 - b. Review, discussion, and possible action on the proposed business site plan to modify portions of the Pewaukee High School to demolish 16,690 SF and construct 34,950 SF. This 80-acre parcel, located at 510 Lake Street, is zoned IPS Institutional and Public Service District. Property owner and applicant is the Pewaukee School 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: July 3, 2024