1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call

2. Public Hearing
   a. On the Conditional Use Grant Application of Chick-fil-A, Inc. seeking approval to construct and operate a dine-in and drive-thru restaurant, approximately 4,900 sq. ft. in area, on Lot 2 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

   b. On the Conditional Use Grant Amendment Application of McDonald’s USA, LLC to modify the exterior elevations of their existing building located at 621 Ryan Street. The property is Zoned B-1, Community Business.

   c. On the Conditional Use Grant Amendment Application of Larch Limited Partnership to modify the exterior elevations of their existing McDonald’s building located at 1383 Capitol Drive. The property is Zoned B-1 (PUD) Community Business with Planned Unit Development.

3. Citizen Comments – Comments should be addressed directly to the Plan Commission and should be limited to a maximum of three minutes per speaker.

4. Approval of the Minutes:
   • Regular Plan Commission Meeting – May 10, 2018

5. Old Business
   a. Review, discussion and feedback to Village Staff regarding the possible addition of Performance Standards to the Village’s development regulations.

6. New Business
   a. Review, discussion and possible approval on the application of WCTC (in c/o Jeff Leverenz, Director of Facilities-Services) for Sign Code Waiver in order to place/hang long-term/permanent banner displays on multiple existing light poles on campus and to install two changeable letter electronic message (reader type) signs at internal locations on the campus. The property is located at 800 Main St. Property is zoned IPS Institutional and Public Service District.

   b. Review, discussion and possible approval of the Conditional Use Grant request of Chick-fil-A, Inc. (in c/o Joseph Vavrina) seeking approval to construct and operate a dine-in and drive-thru restaurant, approximately 4,900 sq. ft. in area, on Lot 2 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

   c. Review, discussion and possible approval of the Sign Code Waiver request of Chick-fil-A, Inc. (in c/o Joseph Vavrina) seeking approval to place a freestanding monument sign at height greater than allowed and with less than required setback, and to place wall signs in excess (as to size and quantity) of the limits set forth by Code, in support of their proposed dine-in and drive-thru restaurant project to be located on Lot 2 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr.. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.
Development.

d. Review, discussion and possible approval of the Conditional Use Grant Amendment request of McDonald’s USA, LLC (in c/o Tom Goode) to modify the exterior elevations of their existing building located at 621 Ryan Street. The property is Zoned B-1, Community Business.

e. Review, discussion and possible approval of the Sign Code Waiver request of McDonald’s USA, LLC (in c/o Tom Goode) seeking approval to place a 46.83 square foot street facing wall sign, where Code provides for a maximum of 40 square feet, in support of their proposed building modifications plans. The property is located at 621 Ryan Street. The property is Zoned B-1, Community Business.

f. Review, discussion and possible approval of the Conditional Use Grant Amendment request of Larch Limited Partnership (in c/o Tom Goode) to modify the exterior elevations of their existing McDonald’s building located at 1383 Capitol Drive. The property is Zoned B-1(PUD) Community Business with Planned Unit Development.

g. Review, discussion and possible approval of the Sign Code Waiver request of Larch Limited Partnership (in c/o Tom Goode) seeking approval to replace an existing, non-street facing wall sign with a smaller (albeit still not Code compliant) wall sign in support of their proposed building modifications plans. The property is located at 1383 Capitol Drive. The property is Zoned B-1(PUD) Community Business with Planned Unit Development.

h. Review, discussion and possible approval of the Building, Site and Operational Plans as proposed by Summit Credit Union (in c/o Jeremy Eppler) to construct a 3,684 square foot, 1-story, financial institution building and including drive-through teller facilities on Lot 4 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

i. Review, discussion and possible approval of the Sign Code Waiver request by Summit Credit Union (in c/o Jeremy Eppler) seeking approval to place wall signs in excess (by quantity and size) of the limits set forth by Code, in support of their proposed financial institution building project on Lot 4 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

j. Review, discussion and possible approval of the Sign Code Waiver request of Children’s Hospital of Wisconsin (in c/o Poblocki Sign Company LLC) seeking approval to place wall signs in excess (by quantity and size) of the limits set forth by Code, in support of their new clinic project being constructed at 1215 George Towne Drive. The property is Zoned B-3 Office and Service Business District.

7. Citizen Comments – Comments should be addressed directly to the Plan Commission and the time limit allowed for such comments will be at the Chairperson’s discretion.

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: June 7, 2018