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

2. Public Hearing
   a. On the Conditional Use Grant request of applicant/property owner Rainer Paris to install a six (6) foot tall opaque fence with zero (0) foot offset from both of the side lot lines and from the rear lot line where Code minimum calls for ten (10) foot side and twenty-five (25) foot rear yard offsets. The property is located at 214 Park Avenue. The property is Zoned R-5 Single-Family Residential.
   b. On the Conditional Use Grant request of applicant Dr. Tad Diciaula d/b/a Chiropractic and Wellness on Pewaukee Lake to raze/replace the existing building at 221 W. Wisconsin Avenue with a new construction 4,872 sq. ft. chiropractic clinic use. The property owner is Pewaukee Land Co. LLC. The property is zoned B-2 Downtown Business District.

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 – June 14, 2018

5. Old Business
   a. 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 3,672 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. Property owner is Meadow Ridge Shops LLC.
   b. 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. Property owner is Meadow Ridge Shops LLC.
   c. 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 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. Property owner is Meadow Ridge Shops LLC.

6. **New Business**
   
a. Review, discussion and possible approval of the Conditional Use Grant request of applicant/property owner Rainer Paris to install a six (6) foot tall opaque fence with zero (0) foot offset from both of the side lot lines and from the rear lot line where Code minimum calls for ten (10) foot side and twenty-five (25) foot rear yard offsets. The property is located at 214 Park Avenue. The property is Zoned R-5 Single-Family Residential.
   
b. Review, discussion and possible approval of the Conditional Use Grant request of applicant Dr. Tad Diciaula d/b/a Chiropractic and Wellness on Pewaukee Lake to raze/replace the existing building at 221 W. Wisconsin Avenue with a new construction 4,872 sq. ft. chiropractic and wellness services use. The property owner is Pewaukee Land Co. LLC. The property is zoned B-2 Downtown Business District.
   
c. Review, discussion and possible approval of the Site Plan/Plan of Operations request of Ricardo Araujo, DDS d/b/a Small World Children’s Dentistry and in c/o contractor Design 2 Construct, to construct a new dental office building on the vacant lot located on George Towne Drive immediately north of the existing Aldi’s at 1201 George Towne Drive and immediately west of the new construction Children’s Hospital Pewaukee Pediatrics at 1215 George Towne Drive. The property is owned by GJM Construction LLC. The property is Zoned B-3 Office and Service Business.

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: July 7, 2018