1. **Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call**
President Knutson called the meeting to order at approximately 7:01 p.m. The Pledge of Allegiance was recited and a moment of silence followed.


Also Present: Mary Censky, Village Planner; Mark Blum, Village Attorney; Jackie Schuh, Deputy Clerk-Treasurer.

2. **PUBLIC HEARING** – No public hearings.

3. **Citizen Comments**
   a. Tom Calder – 504 High St – Mr. Calder attended the Queen of Apostle’s property meeting at the library and stated the turn-out was good but he has concerns. He stated that there are enough multi-plex housing options in the village and we need more single-family homes instead to add to the tax base. He said that River Hills is currently empty and not functioning. He stated that Quinlan and High Streets are too narrow, the cemetery is sacred, the tax base is flat, and he questions whether the proposed business even fits the zoning or master plan of the community. He would like to see commission reach out to other developers.
   b. David Moll – 403 W Wisconsin Ave – Mr. Moll is concerned about a commercial endeavor going into a residential area. He thinks there is too much traffic there already and that tearing down the church will be a regret. He was not aware of this proposal until one week ago.
   c. Paul Evert – 327 Lookout Dr – Mr. Evert requests the commission look at developments that will stand the test of time. He wants everything to be looked at, not just the face value, and to see what will succeed. He is unhappy with the current development downtown; the sidewalk was closed all winter and it needs to be open this summer. He also said that signage is needed by Chick-Fil-A to help direct traffic better.

4. **Approval of Minutes**
   a. **February 14, 2019**

Comm. Grabowski moved, seconded by Comm. Rogers to approve the February 14, 2019 minutes with the following changes; on page 2, 5th line from the bottom: Comm. Roberts should be changed to Trustee Roberts.

Motion carried 4-0; Comm. Mantz abstained.

5. **OLD BUSINESS**
   a. **Review, discussion and possible recommendation to add the use, “Contractors business offices with accessory outdoor storage yard”, to the list of possible conditional uses in the B-5 Light Industrial District.**

Per Planner Censky, this item was discussed in length at the February 14, 2019 meeting with direction that the definition of “accessory use or structure” in the Code and the language of proposed Section 40.316(16)b.8. be modified as discussed. It is being presented to the commission once again for follow-up review/discussion with those changes for possible action. The commissioners agreed that the extensive discussion of the last meeting was comprehensive and the changes made are as had been discussed. After a brief review of the language they proceeded to the vote.

Comm. Rogers moved, seconded by Comm. Grabowski to approve the adoption of the language/changes and also the amended definition of “accessory”.

Motion carried 5-0.
6. NEW BUSINESS –
   a. Review, discussion and possible action on a Sign Code waiver request to install a 19.67-foot-tall, 133.52 square foot monument sign along the Capitol Drive street frontage and to install a 12.88-foot-tall, 76.4 square foot monument sign along the Meadowcreek Drive street frontage on Lot #1 of their multi-tenant/multi-building Shops at Meadow Creek development. The property owner/applicant is Meadow Ridge Shops LLC in c/o Chris Fish of Stratford Sign Sales, LLC. The property is zoned B-1 Community Business with a PUD Overlay.

Planner Censky confirmed that while two signs are permissible under the current code, these are taller than the 10-foot height restriction and are larger than the allowable 50 square feet. These signs are proposed to be displays for multiple tenants, will be placed with respect to the 10-foot lot line easement and are backlit. They should not be for the tenants on the other lots though. Planner Censky does not have a favorable recommendation, but requests that the commission provide input as to the extent of waiver, if any, that is warranted in this case.

Discussion followed in regards to which tenants will be represented on the proposed sign as Chick-Fil-A has already been granted approval of its own freestanding sign along Capitol Drive. Also discussed were the grade-level of the sign, the materials, aesthetics and possible conflicts with other signage already granted.

Comm. Mantz and Comm. Rogers would like more size details on the signs and Comm. Mantz would like to see something besides a metal sign – maybe stonework or brick. Trustee Rogers agreed with the assessment of materials and type of sign.

President Knutson inquired as to whether the commission would prefer that a new proposal be brought to them in the future if these signs can’t be revised into compliance with the Code.

Comm. Grabowski replied that it would not be necessary to come back if they will adhere to the current stipulation of signage in the Code. Anything beyond what is allowed would make it necessary to bring a new proposal forward. He did not feel comfortable granting an exception for signage in this case.

Trustee Roberts moved, seconded by Comm. Mantz to deny the request of a sign code waiver as proposed.

Motion carried 5-0.

7. Citizen Comments
   a. Tom Calder – 504 High St – Mr. Calder suggested that signs need code enforcement and that when an applicant comes in, they should have samples of the materials to present. He affirmed his position that there are too many multi-family developments in the Village of Pewaukee. He would like to see the commission engage Queen of Apostles for other types of developments. He would like to see a tax impact analysis to determine what these developments do for the tax base. He encourages the commission to stand up for their community with no more multi-family or plex developments.

   b. Paul Evers – 327 Lookout Dr – Mr. Evers reiterated that he does not think a three-story building proposed for the Queen of Apostles location is a good placement in a single-family residential area. He questioned whether any of the commissioners would like that next to their homes. He encouraged the commission to not jump on these decisions too quickly.

8. Adjournment

Comm. Rogers moved, seconded by Comm. Grabowski to adjourn.
Motion carried 5-0.

Meeting adjourned at approximately 7:44 p.m.

Respectfully Submitted,

Jackie Schuh
Deputy Clerk/Treasurer