



## Planning Department

W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
Phone: 262-691-0770

**PLAN COMMISSION  
MEETING NOTICE AND AGENDA  
Thursday, May 15, 2025  
6:00 PM**

Pewaukee City Hall Common Council Chambers  
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance
2. Peter Amenda Property Located at N39 W27421 Hillside Grove Road (PWC 0889016001)
  - 2.1 Discussion and Action Regarding a Certified Survey Map to Create Lot 1 and Outlot 1 for the Subject Property, Consistent with Deeds Recorded for Said Property and Property Located at N39 W27402 Hillside Grove Road
3. Spring City Family Dental Request for a Dental Office Located at N7 W23825 Bluemound Road (PWC 0966987)
  - 3.1 Discussion and Action and Public Hearing to Rezone the Subject Property from B-1 Neighborhood Business to B-3 General Business
  - 3.2 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit to Allow for a Dental Office Use on the Subject Property
  - 3.3 Discussion and Action Regarding the Site and Building Plan Review for Approval of Improvements for a Proposed Dental Office on the Subject Property
4. Pewaukee Golf Club Single- and Multi-Family Development Located at N12 W236506 Golf Road as Requested by Land by Label (PWC 0941988104 & PWC 0944994)
  - 4.1 Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee from High Density Residential (< 6,500 Sq. Ft. / d.u.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Medium Density Residential (6,500 sq. ft. – 1/2 ac. / d.u.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas (PWC 0941988104)
  - 4.2 Discussion and Action and Public Hearing to Rezone the Subject Property from Rm-3 Multi-Family Residential Planned Unit Development to Rs-6 Single-Family Residential and LC Lowland Conservancy (PWC 0941988104)
  - 4.3 Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee from Public or Private Park and Recreation, Floodplains, Lowland, & Upland Conservancy and Other Natural Areas, and Water to High Density Residential (< 6,500 sq. ft. / d.u.), Medium Density Residential (6,500 sq. ft. – 1/2 ac. / d.u.), Public or Private Park and Recreation, and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas (PWC 0944994)

- 4.4 Discussion and Action and Public Hearing to Rezone the Subject Property from P-1 Park and Open Space, F-1 Floodplain, and LC Lowland Conservancy to Rm-3 Multi-Family Residential Planned Unit Development, P-1 Park and Open Space, and LC Lowland Conservancy (PWC0944994)
- 4.5 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Residential Planned Unit Development to Allow for a Multi-Family Residential Development Upon a Portion of the Subject Property (PWC 0944994)
- 4.6 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Residential Planned Unit Development to Allow for a Single-Family and Condominium Residential Development Upon the Subject Property (PWC 0941988104 & PWC 0944994)
- 4.7 Discussion and Action Regarding a Certified Survey Map for the Purpose of Subdividing the Subject Properties Into Three Lots and One Outlot (PWC 0941988104 & PWC 0944944)
- 4.8 Discussion and Action Regarding a Certified Survey Map for the Purpose of Subdividing the Subject Property Bearing Tax Key 0941988104 and a Portion of Subject Property Bearing Tax Key 0944994 Into Three Lots and One Outlot (PWC 0941988104 & PWC 0944994)
- 4.9 Discussion and Action Regarding the Site and Building Plans for a Condominium Development Upon the Subject Property (PWC 0941988104 & PWC 0944994)
- 4.10 Discussion and Action Regarding the Site and Building Plans for a Multi-Family Residential Development Upon a Portion of the Subject Property Located at N12 W26506 Golf Road (PWC 0944994)

5. Adjournment

Ami Hurd  
Deputy Clerk/  
Community Development Coordinator  
5/9/2025

**NOTICE**

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum at the above stated meeting. No action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner/Community Development Director Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.