



**Office of the Clerk/Treasurer**  
W239 N2242 Pewaukee Road  
Waukesha WI 53188  
Phone: 262-691-0770

**COMMON COUNCIL  
MEETING NOTICE AND AGENDA  
Monday, June 2, 2025  
6:30 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. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.
3. Consent Agenda
  - 3.1 Approve Common Council Meeting Minutes Dated May 5, 2025
  - 3.2 Approve Accounts Payable Listing Dated June 2, 2025
4. Plan Commission Reports and Recommendations
  - 4.1 Peter Amenda Property Located at N39 W27421 Hillside Grove Road (PWC 0889-016-001) [Fuchs]
    - 4.1.1. 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
  - 4.2 Proposed Development of Spring City Family Dental Located at N7 W23825 Bluemound Road (PWC 0966-987) [Fuchs]
    - 4.2.1. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit to Allow for a Dental Office Use on the Subject Property
    - 4.2.2. Discussion and Possible Action Regarding **Ordinance 25-11** Rezoning the Property Located at N7 W23825 Bluemound Road (PWC 0966-987) from B-1 Neighborhood Business to B-3 General Business as Requested by Spring City Family Dental to Construct a Dental Facility [Fuchs]
  - 4.3 Proposed Single and Multi-Family Development Located at the Pewaukee Golf Club Located at N12 W236506 Golf Road (PWC 0941-988-104 and PWC 0944-994) as Requested by Land by Label [Fuchs]
    - 4.3.1. **PUBLIC HEARING**, Discussion and Possible Action Regarding 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 0941-988-104)

**Resolution PC 25-05-10**  
**Ordinance 25-07**

4.3.2. Discussion and Possible Action Regarding **Ordinance 25-08** Rezoning the Subject Property (PWC 0941-988-104) from Rm-3 Multi-Family Residential Planned Unit Development to Rs-6 Single-Family Residential and LC Lowland Conservancy

4.3.3. **PUBLIC HEARING**, Discussion and Possible Action Regarding 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 0944-994)

**Resolution PC 25-05-11**  
**Ordinance 25-09**

4.3.4. Discussion and Possible Action Regarding **Ordinance 25-10** Rezoning the Subject Property (PWC 0944-994) 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

4.3.5. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for a Residential Planned Unit Development to Allow for a Multi-Family Residential Development Upon a Portion of the Subject Property (PWC 0944-994)

4.3.6. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for Residential Planned Unit Development to Allow for a Single-Family and Condominium Residential Development Upon the Subject Property (PWC 0941-988-104 & PWC 0944-994)

4.3.7. Discussion and Possible Action Regarding a Certified Survey Map for the Purpose of Subdividing the Subject Properties Into Three Lots and One Outlot (PWC 0941-988-104 & PWC 0944-944)

4.3.8. Discussion and Possible Action Regarding a Certified Survey Map for the Purpose of Subdividing the Subject Property Bearing Tax Key 0941-988-104 and a Portion of Subject Property Bearing Tax Key 0944-994 Into Three Lots and One Outlot

5 Water & Sewer Utility

5.1 Discussion and possible action regarding capping assessments for connecting to municipal water and sanitary sewer [Wagner / Mueller]

5.2 Discussion and Possible Action Regarding the Required Publication of the Consumer Confidence Report [Wagner / Mueller].

5.3 Discussion and Possible Action to Adopt **Resolution 25-06-12** Preliminary Resolution for the Area-Wide Reserve Capacity Assessment for Debt Service for Treatment Plant Capacity in the Fox River Water Pollution Control Center [Wagner / Mueller].

6. Public Comment - Please limit your comments to two minutes. If further time for discussion is needed, please contact your District Alderperson prior to the meeting.

7. Adjournment

May 29, 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 Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.