



**Plan Commission
Meeting Minutes
July 26, 2022**

3930 N. Murray Avenue, Village of Shorewood, WI 53211

1. Call to order.

The meeting was called to order at 6:30 p.m.

Present: Trustee Couto – Chair, Commissioners Klein, Kiely Miller, Pollack, Wycklendt, Flynn Post

Excused: President McKaig

Others present: Planning Director Griepentrog, Planning Administrative Clerk Kopydlowski

2. Approval of June 28, 2022 meeting minutes.

Mr. Wycklendt moved to approve the minutes, seconded by Ms. Kiely Miller. Vote to approve 6-0.

3. Consideration of Conditional Use Permit application for the operation of a resale and consignment business at commercial property 1425 E. Capitol Drive, #200.

a. Overview

Mr. Griepentrog introduced the item per the memo that was provided. He stated staff had no objections to the consideration of the conditional use. Applicants Susan Froelich and Sarah Spencer were present.

b. Public Comment

Trustee Couto opened the public hearing at 6:37 p.m. With no comments the public hearing was closed at 6:37 p.m.

c. Plan Commission deliberation

Ms. Kiely Miller asked if any interior walls were being removed to accommodate the the business. Ms. Spencer stated no walls were being removed.

Mr. Wycklendt moved to approve the conditional use permit application for the operation of a resale and consignment business at commercial property 1425 E. Capitol Drive, #200, based on meeting the conditions stipulated in 535-25C. Seconded by Mr. Pollock. Vote to approve 6-0.

4. Consideration of Conditional Use Permit application for the proposed expansion of a physical/massage therapy business at commercial property 4433 N. Oakland Avenue.

a. Overview

Mr. Griepentrog introduced the item per the memo that was provided. He stated staff had no objections to the consideration of the conditional use. Applicant Hillary Jackson was present.

b. Public Comment

Trustee Couto opened the public hearing at 6:45 p.m. With no comments the public hearing was closed at 6:45 p.m.

Ms. Jackson stated she has been in the space for about a year, loves the space and neighborhood and is looking forward to expanding her business.

c. Plan Commission deliberation

Ms. Kiely Miller asked why the building was considered legal non-conforming. Mr. Griepentrog explained that at the time the building was built it met the code but that now the code does not allow for exclusively commercial buildings in this district and it would not be able to be built this way today if rebuilt.

Ms. Kiely Miller asked how the increase in staff and customers will affect the parking for other tenants and street parking. Mr. Griepentrog said that with no significant changes to the building, the same number of parking spaces that the previous tenant had still being available combined with the fact that customers of the previous tenant will not be returning he sees no significant impact to parking. Ms. Jackson agreed that there will be no significant changes. She said that the previous occupant had wanted to operate in the space more than they had but it never worked out. She has three staff currently with the potential for six.

Mr. Wycklndt moved to approve the conditional use permit application for the proposed expansion of a physical/massage therapy business at commercial property 4433 N. Oakland Avenue. Seconded by Ms. Kiely Miller. Vote to approve 6-0.

5. Future agenda items.

Mr. Griepentrog stated there are currently no applications that have been submitted. The zoning code update is scheduled to be before the Plan Commission in September. As of now there will be no meeting in August.

6. Adjournment.

Mr. Wycklndt moved to adjourn the meeting at 6:48 p.m. Seconded by Ms. Klein. Vote to adjourn 6-0.

Recorded by,



Crystal Kopydlowski
Planning Department Administrative Clerk