



## PLAN COMMISSION AGENDA

September 14, 2023 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: [https://www.youtube.com/live/5bdTtNNA\\_GU?feature=share](https://www.youtube.com/live/5bdTtNNA_GU?feature=share)

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
  - a. On the Conditional Use Grant Request of Cansas Steidl, d/b/a Myxn Bar LLC, to include tavern use throughout her custom personal scent mixing, and specialty retail boutique use located at 145 W. Wisconsin Ave – Unit 3. This property is zoned B-2 Downtown Business District. The property owner is Joseph Grash Development LLC.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
  - a. Regular Plan Commission Meeting – July 13, 2023
  - b. Regular Plan Commission Meeting – August 10, 2023
5. Old Business. – None.
6. New Business.
  - a. Review, discussion, and possible action on the Conditional Use Grant request of Cansas Steidl, d/b/a Myxn Bar LLC, to include tavern use throughout her custom personal scent mixing, and specialty retail boutique use located at 145 W. Wisconsin Ave – Unit 3. This property is zoned B-2 Downtown Business District. The property owner is Joseph Grash Development LLC.
  - b. Review, discussion, and consultative feedback to applicant Matthew Backhaus, d/b/a StreetWorks Exotics, regarding plans to construct a 4,500 sq. ft. addition to their existing automobile service use building located at 600 Hickory Street. This 1.88-acre, B-5 Light Industrial zoned property is owned by Road Runner Venture LLC.
  - c. Review, discussion, and consultative feedback to applicant Richard Yezzi, d/b/a Alltrux Holdings, LLC, about adding a conditional use opportunity in the B-5 Light Industrial District for medium and heavy-duty trucks sales. The applicants existing automotive service use/facility is located at 1291 Hickory Street. This 3.27-acre site is owned by Zimmermann & Schwartz Real Estate LLC.
  - d. Review, discussion, and consultative feedback to applicants/property owners, Jeff and

Brenda Wistl, on their conceptual plans to remodel/refinish the exterior of an existing detached accessory building on their .2-acre, B-2 Downtown Business zoned property located at 521 Oakton Avenue.

7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

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: September 8, 2023