



PLAN COMMISSION AGENDA

June 8, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI
53072

To view the meeting: <https://www.youtube.com/live/8YtIVp-1CBk?feature=share>

1. Call to Order and Roll Call
2. Public Hearings:
 - a. On the Conditional Use Grant request of tenant applicant Brendan Moore, d/b/a Twisted Vine, to develop a seasonal outdoor dining/seating area accessory to his existing wine shop and wine bar use, using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 145 W. Wisconsin Avenue – Unit/Suite #1. Building/Unit owner is Joseph Grash Development LLC. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
 - b. On the Conditional Use Grant request to locate a restaurant/tavern use (i.e. Pewaukee Lake Bistro) on the first floor of the existing building located at 115 W. Wisconsin Avenue. The applicant is Pewaukee Lake Bistro LLC. The property owner is Joseph Grash Development LLC. The property is Zoned B-2 Downtown Business District.
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 – May 11, 2023
5. Old Business:
 - a. Review, discussion, and possible action/recommendation to the Village Board to amend Sections 40.268, 40.301, 40.319, 40.221, 40.229, and 40.400.1(2)(b) of the Village Code regarding building height regulations, and Section 40.426(j)(1) of the Village Code regarding Residential Parking regulations. This item is Village initiated.
6. New Business.
 - a. Review, discussion, and possible action on the Conditional Use Grant request of tenant applicant Brendan Moore, d/b/a Twisted Vine, to develop a seasonal outdoor dining/seating area accessory to his existing wine shop and wine bar use, using three of the public parking

stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 145 W. Wisconsin Avenue – Unit/Suite #1. Building/Unit owner is Joseph Grasch Development LLC. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.

- b. Review, discussion, and possible action on the Conditional Use Grant request to locate a restaurant/tavern use (i.e. Pewaukee Lake Bistro) on the first floor of the existing building located at 115 W. Wisconsin Avenue. The applicant is Pewaukee Lake Bistro LLC. The property owner is Joseph Grasch Development LLC. The property is Zoned B-2 Downtown Business District.
- c. Review, discussion, and possible action on the request of applicant Jim Forester, d/b/a Good Eats Restaurant, 1405 Capitol Drive, Unit F, to place a 40 square foot, changeable copy/electronic messaging wall sign on the building façade in front of this tenant space. This B-1(PUD) zoned property is owned by Chestnut Limited Partnership.
- d. Review, discussion, and possible site plan approval for a proposed 484 square foot accessory storage building to be constructed/added to the property at 161 W. Wisconsin Avenue. The applicant/property owner is Siepmann Development Company, LP in c/o Chris Siepmann. This property is zoned B-2 Downtown Business District.

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: June 2, 2023