



PLAN COMMISSION AGENDA

July 13, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI
53072

To view the meeting: <https://www.youtube.com/live/7QI0pq-1svc?feature=share>

1. Call to Order and Roll Call
2. Public Hearings:
 - a. On the Conditional Use Grant Request of Cansas Steidl, d/b/a Myxn Bar LLC, to have a small tavern space set aside within the footprint of her proposed specialty retail and custom scent mixing business tenant space located at 145 W. Wisconsin Ave. This property is zoned B-2 Downtown Business District. The property owner is Joseph Grasch 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 – June 8, 2023
5. Old Business:
6. New Business.
 - a. Review, discussion, and possible recommendation to the Village Board regarding an ordinance to amend Section 40.471 of the Village Code regarding the regulation of transient commercial lodging uses in residential districts. Village initiated item.
 - b. Review, discussion, and consultative feedback to applicant Matthew Backhaus, d/b/a Streetworks, on his request for the Village to introduce a means through which he could gain a 'conditional approval' that would allow Backhaus/Streetworks to hold his Motor Vehicle Dealer License based at a B-5 Light Industrial zoned site (i.e., 600 Hickory Street). The applicant represents that there would be no outside display area for vehicles available for sale. This property is owned by Road Runner Venture LLC in c/o Matthew Backhaus.
 - c. Review, discussion, and possible action/recommendation to the Village Board to release an existing Pedestrian Easement in effect at 321 Riverside Drive. The applicant/property owner is Riverside 321 Partners LLC in c/o Christian Hlavinka.
 - d. Review, discussion, and possible action/recommendation to the Village Board to approve

the Final Plat of Riverside Preserve – a 36-lot (+4 outlots), single-family residential subdivision. This 13-acre site, located at 321 Riverside Drive, is zoned R-5 Single-Family Residential with Residential Infill Redevelopment Overlay (RIRO). The property owner/applicant is Riverside 321 Partners LLC in c/o Christian Hlavinka.

- e. Review, discussion, and possible action on the Conditional Use Grant Request of Cansas Steidl, d/b/a Myxn Bar LLC, to have a small tavern space set aside within the footprint of her proposed specialty retail and custom scent mixing business tenant space located at 145 W. Wisconsin Ave. This property is zoned B-2 Downtown Business District. The property owner is Joseph Grsch Development LLC.
- f. Review, discussion, and possible action/recommendation to the Village Board, on the request of Senior Housing Partners, in c/o Anne O'Connor as Development Manager for Senior Housing Partners & Owner's Rep. for Kirkland Crossing, LLC, to modify Section 40.400.1. of the Village Code, increasing the percentage of units that may be used for senior independent living within a project developed under the Elderly Housing Overlay (EHO) zoning 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: July 7, 2023