



PLAN COMMISSION AGENDA

August 14, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=4EIXaznrz58>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request of applicant Llazar Konda d/b/a Drita's Deli, LLC, to develop a restaurant. A restaurant use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 115 Main Street PWV 0899958, is zoned B-2 Downtown Business District. Property owner is Tollefsen Enterprises, LLC and Applicant is Llazar Konda d/b/a Drita's Deli, LLC – **After receipt of any comments, the public hearing will be adjourned for a continued hearing at the September 11, 2025 Plan Commission Meeting.**
 - b. Conditional Use Grant request of applicant Jill Felch, to construct a 574 sq. ft. attached garage. The accessory structure is proposed at 29.82 feet from the Burrough's Drive setback which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.29-acre parcel, located at 360 Evergreen Lane / PWV 0893053, is zoned R-5 Residential Detached District. Property Owner/Applicant is Jill Felch
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. Special Plan Commission Meeting – July 1, 2025
5. Old Business.
 - a. None
6. New Business.
 - a. Review, discussion, and possible action on Conditional Use Grant request of applicant Jill Felch, to construct a 574 sq. ft. attached garage. The accessory structure is proposed at 29.82 feet from the Burrough's Drive setback which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.29-acre parcel, located at 360 Evergreen Lane / PWV 0893053, is zoned R-5 Residential Detached District. Property Owner/Applicant is Jill Felch.

- b. Review, discussion, and possible action on the appeal of the denial for a Chicken Keeping Permit located at 434 Park Avenue. This 0.155-acre parcel, located at 434 Park Avenue / PWV 0896106, is zoned R-5 Residential Detached District. The property Owner/Applicant is Kory Fons.
 - c. Review, discussion, and consultative feedback to applicant Pewaukee Self Storage LLC regarding a concept to amend the previously approved PUD for climate-controlled storage at 227 Sussex Street PWV 0898999001. The proposed development would be part of this 16.194-acre, B-5 Light Industrial District with a Planned Unit Development Overlay, owned by Pewaukee Self Storage LLC.
 - d. Review and discussion regarding the Conditional Use Grant (CUG) review Process Post 2017 Wisconsin Act 67.
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 17, 2025