



PLAN COMMISSION AGENDA

June 13, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: https://www.youtube.com/live/SUX9k8-P5Eo?si=K_QZJoUbpZlKq37X

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request of property owner/applicant Kathleen Czerwinski, to place an 80 sq. ft. accessory storage shed in the northeast corner of her property with a 1-foot offset to the east and north lot lines, where Section 40.201(3)b. of the Code would otherwise require a 10-foot offset to these lot lines. This .19-acre parcel, located at 481 W. Wisconsin Avenue, is zoned R-5 Single-Family Residential District.
 - b. Conditional Use Grant request of applicant/property owner Joe Grascch, d/b/a Joseph Grascch Development LLC, to combine, two existing, adjoining, substandard-sized properties (i.e., 115 & 119 W. Wisconsin Avenue) into a single parcel, resulting in a mixing of multiple existing principal uses on one lot. These properties are zoned B-2 Downtown Business District.
 - c. Conditional Use Grant request of applicant L Lazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to his existing restaurant/tavern use, using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of his business located at 161 W. Wisconsin Avenue – Unit 1.J. Building/property owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. 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 9, 2024
5. Old Business.
 - a. Review, discussion, and consultative feedback to applicant/property owner Glen at Pewaukee Lake LLC in c/o John Wahlen and Joe Orendorf, to modify the language of Residential Infill Redevelopment Overlay District as may permit the conversion of an outlot to a buildable lot in certain specific and limited situations.
6. New Business.

- a. Conditional Use Grant request of property owner/applicant Kathleen Czerwinski, to place an 80 sq. ft. accessory storage shed in the northeast corner of her property with a 1-foot offset to the east and north lot lines, where Section 40.201(3)b. of the Code would otherwise require a 10-foot offset to these lot lines. This .19-acre parcel, located at 481 W. Wisconsin Avenue, is zoned R-5 Single-Family Residential District.
- b. Conditional Use Grant request of applicant/property owner Joe Grasc, d/b/a Joseph Grasc Development LLC, to combine, two existing, adjoining, substandard-sized properties (i.e., 115 & 119 W. Wisconsin Avenue) into a single parcel, resulting in a mixing of multiple existing principal uses on one lot. These properties are zoned B-2 Downtown Business District.
- c. Conditional Use Grant request of applicant Llazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to his existing restaurant/tavern use, using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of his business located at 161 W. Wisconsin Avenue – Unit 1.J. Building/property owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
- d. Review, discussion, and possible action/recommendation to the Village Board to approve the Certified Survey Map request of applicant/property owner Joe Grasc, d/b/a Joseph Grasc Development LLC, to combine two existing, adjoining, substandard-sized properties (i.e., 115 & 119 W. Wisconsin Avenue) into a single, size-compliant, 11,124 sq. ft. parcel. These properties are zoned B-2 Downtown Business District.
- e. Review, discussion, and possible approval of a Sign Code Waiver for applicant National Christian Foundation, in c/o Emerson Mueller of Innovative Signs, to place a freestanding sign at a setback to the front lot line of less than 10-feet as would ordinarily be required pursuant to Section 70.115(d)(2)c. of the Code. This .29-acre property, located at 325 Oakton and owned by Oakton Development LLC in c/o Shelly Basso, 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 7, 2024