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February 2, 2024

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02/08/2024 Plan Commission Meeting

Public Hearing and Conditional Use Grant on 161 W Wisconsin Ave, and possible action on amendment to Chapter 70 of Village Code pertaining to Administrative Exceptions for oversized signs.

[Meeting Minutes \(?Type=M&ID=341\)](#)

[Documents \(?Type=D&ID=341\)](#)

[Video \(?Type=V&ID=341\)](#)

**Plan Commission Meeting
February 8, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

https://www.youtube.com/live/9nEVczWqIWg?si=qzfy5KbcEo7YJm_y (https://www.youtube.com/live/9nEVczWqIWg?si=qzfy5KbcEo7YJm_y).

1. Call to Order and Roll Call, Pledge of Allegiance, & Moment of Silence

President Knutson called the meeting to order at approximately 6:01 p.m.

Plan Commission members present: Comm. Mark Grabowski; Comm. Theresa Hoff; Comm. Sam Liebert; Comm. Brian Belt; Trustee Craig Roberts; Comm. Katie Jelacic, and President Jeff Knutson.

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; and Village Deputy Clerk, Jenna Peter.

2. Public Hearings –

a. Conditional Use Grant request of applicant Llazar Konda, to locate a restaurant use with full bar and outdoor seating in tenant space 1-H of the multi-tenant building located at 161 W. Wisconsin Avenue. This B-2 Downtown Business zoned property is owned by Siepmann Development Company. – No comments.

3. Citizen comments – None.

4. Approval of the Minutes –

a. Regular Plan Commission Meeting – January 11, 2024.

Comm. Hoff motioned/seconded by Comm. Grabowski to approve the January 11, 2024, Regular Plan Commission Meeting minutes.

Motion carried 7-0.

5. Old Business – None.

6. New Business

a. Discussion and possible action on Conditional Use Grant request of applicant Llazar Konda, to locate a restaurant use with full bar and outdoor seating in tenant space 1-H of the multi-tenant building located at 161 W. Wisconsin Avenue. This B-2 Downtown Business zoned property is owned by Siepmann Development Company.

Planner Censky explained the applicant was requesting to have acoustic music outside, up to five times a month. It was clarified that this is not an extension of the existing Conditional Use Grant at Beach House Bistro, it is a separate use and space unto itself even though the two spaces may have a connecting door between them. Censky stated that Village Engineer, Tim Barbeau did go out and measure the seating area and determined there is adequate room to place outdoor seating and still have a 5-foot-wide public sidewalk space adjacent to the back of the curb on W. Wisconsin Ave. Applicant – Llazar Konda explained there will be an interior door connecting both uses within this building. The business hours will be the same as Beach House Bistro's. Mr. Konda stated that Beach House Bistro did apply for a Conditional Use Grant for street dining, but it was never recorded due to setup expense issues. Planner Censky noted that past street dining approval is now void by time elapsed.

Village Planner Recommendations:

1. Approval is subject to the terms of the attached DRAFT CUG document and related floor plan and seating area exhibits.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the Conditional Use Grant with the Village Planner's recommendations as set forth in the DRAFT Conditional Use Grant document with the change to allow unlimited days per year of outdoor acoustic music in the outdoor seating area.

Motion carried 7-0.



by Comm. Hoff to approve recommendation to the Village Board for the sign code page Planner.

erts for his work in developing the New Planning Commissioner Handbook and welcomed the new Plan Commission members Sam Liebert and Katie Jelacic.

Comm. Grabowski (home) motioned/seconded by Comm. Hoff to adjourn the February 8, 2024, Regular Plan Commission meeting at approximately 6:28 p.m. Motion carried 7-0.

Respectfully submitted,

Jenna Peter
Deputy Clerk

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HOURS OF SERVICE

Monday	8 a.m. - 4:30 p.m.
Tuesday	8 a.m. - 4:30 p.m.
Wednesday	8 a.m. - 4:30 p.m.
Thursday	8 a.m. - 4:30 p.m.
Friday	8 a.m. - 4:30 p.m.
Saturday	Closed
Sunday	Closed

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