



([/home](#))

June 7, 2024

[Return to Search Page](#)

06/13/24 Plan Commission Meeting

Public Hearings and Conditional Use Grants on 481 W Wisconsin, 115 & 119 W Wisconsin, and 161 W Wisconsin; discussion on language modification of Residential Infill Redevelopment Overlay District, Certified Survey Map request for 115 & 119 W Wisconsin, Sign Code Waiver Request at 325 Oakton Ave.

[Meeting Minutes \(?Type=M&ID=356\)](#)

[Documents \(?Type=D&ID=356\)](#)

[Video \(?Type=V&ID=356\)](#)

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

<https://www.youtube.com/live/SUX9k8-P5Eo?si=1aUrbpd0npPO03P4> (<https://www.youtube.com/live/SUX9k8-P5Eo?si=1aUrbpd0npPO03P4>)

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

President Knutson called the meeting to order at approximately 6:00 p.m.

Plan Commission members present: Comm. Mark Grabowski; Comm. Theresa Hoff; Comm. Sam Liebert; Comm. Brian Belt; Trustee Bob Rohde, and President Jeff Knutson.

Excused: Comm. Katie Jelacic.

Also present: Village Attorney, Matt Gralinski; Village Planner, Mary Censky; Village Engineer, Tim Barbeau; Village Administrator, Scott Gosse; and Village Clerk, Jenna Peter.

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. – No Comments.

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. – No comments.

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. – No comments.

3. Citizen Comments –

Jim Forester with Meadow Creek Market - wanted to wish the Village Planner Mary Censky good luck in her future endeavors.
Emerson Mueller with Innovative Signs - stated he was here if the Commission had any questions on agenda item 8e.

4. Approval of the Minutes

a. Regular Plan Commission Meeting – May 9, 2024.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the May 9, 2024, Regular Plan Commission Meeting minutes as presented.

Motion carried 5-0. Trustee Rohde abstains.

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

l the conditions that were added on her staff report in red.



property owner/applicant Kathleen Czerwinski, to place an 80 sq. ft. accessory of her property with a 1-foot offset to the east and north lot lines, where Section use require a 10-foot offset to these lot lines. This .19-acre parcel, located at 481 W. Le-Family Residential District.

Censky explained the applicant is seeking to place an 8x10 storage shed on the northeast corner of their lot. The applicant; Kathleen Czerwinski, stated she spoke with her neighbors and they have no problems with the shed.

Village Planner Recommendations:

- 1) Full execution and recording of the Conditional Use Grant document prior to issuance of any building permits in support of this project;
- 2) New building materials and colors shall match/coordinate to those of the principal structure.

Comm. Grabowski motioned/seconded by Comm. Hoff to approve the Conditional Use Grant as presented with the Village Planner's recommendations.

Motion carried 6-0.

b. Conditional Use Grant request of applicant/property owner Joe Grash, d/b/a Joseph Grash 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.

Censky explained the two properties are under common ownership. The lot line is dividing the two lots, leading to the applicant losing the flexibility to place certain improvements without violated the offset requirements from that common lot line. To resolve the issue, the applicant is proposing to combine the properties. The lot combination results in two existing legal nonconforming lots becoming a single and conforming lot.

Village Planner Recommendation:

- 1) Applicant to secure approval of, and record, a certified survey map to effectuate this lot combination, prior to recording of the Conditional Use Grant.

Comm. Belt motioned/seconded by Comm. Liebert to approve the Conditional Use Grant as presented with the Village Planner's recommendation.

Motion carried 6-0.

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.

Censky explained the applicant previously applied for this same CUG, but it has since expired.

Engineer Barbeau stated a temporary ADA compliant ramp will need to be placed over the curb to the outdoor seating. Comm. Hoff was concerned that there were no signs indicating more parking is available in the back of the building.

Village Planner Recommendations:

- 1) Village Staff review and approval of the detailed plans for tables, chairs, umbrellas, ADA ramping, public address/audio if any, ... for the interior of the allocated space;
- 2) Approval is subject to the terms of the attached DRAFT CUG document and related exhibits.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the Conditional Use Grant as presented with the Village Planner's recommendations.

Motion carried 6-0.

d. Review, discussion, and possible action/recommendation to the Village Board to approve the Certified Survey Map request of applicant/property owner Joe Grash, d/b/a Joseph Grash 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.

Censky explained the two properties are under common ownership. The proposed new lot results in less extent of nonconformity as to the offsets of existing improvements from the lot line that currently separates them. This lot combination results in two existing legal nonconforming lots (as to minimum required lot size and lot width) becoming a single and conforming lot.

Comm. Belt motioned/seconded by Comm. Hoff to recommend approval of the Certified Survey Map to the Village Board.

Motion carried 6-0.

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.

Censky explained the applicant is proposing to place a sign 5 ft back from the sidewalk instead of the 10 ft required minimum setback for visibility purposes.

Village Planner's Recommendations:

- 1) Applicant to secure all necessary permits, such as but not limited to Sign Permit, prior to placement/installation at the site.
- 2) No part of this sign shall be closer than 2-feet to the edge of right-of-way along Oakton Avenue.

Comm. Hoff motioned/seconded by Comm. Grabowski to approve the Sign Code Waiver as presented.

Motion carried 6-0.

Comm Belt to adjourn the June 13, 2024, Regular Plan Commission meeting at



[\(/home\)](#)

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CONTACT US

Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

262-691-5660 (Voice)
262-691-5664 (Fax)

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Thursday	8 a.m. - 4:30 p.m.
Friday	8 a.m. - 4:30 p.m.
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Sunday	Closed

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