



PLAN COMMISSION AGENDA

March 13, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=DglkOY9RU4U>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request to allow a new restaurant / tavern as part of a custom personal scent mixing use located at 145 W. Wisconsin Avenue – Suite 1. A restaurant / tavern use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 145 W. Wisconsin Avenue – Suite 1/ PWV 0898001003, is zoned B-2 Downtown Business District. Property owner is Joseph Grash Development LLC. (Joseph Grash, owner) and Applicant is Myxn Lakeside LLC. (Tim Steidl, owner/agent)
 - b. Conditional Use Grant request of applicant Tim Steidl d/b/a Myxn Lakeside LLC, to develop a seasonal outdoor dining/seating area accessory to the proposed restaurant/tavern use, using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 145 W. Wisconsin Avenue – Suite 1. Building/property owner is Joseph Grash Development LLC. 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 – January 9, 2025
5. Old Business.
 - a. None
6. New Business.
 - a. Review, discussion, and possible action on a Conditional Use Grant request to allow a new restaurant / tavern as part of a custom personal scent mixing use located at 145 W. Wisconsin Avenue – Suite 1. A restaurant / tavern use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 145 W. Wisconsin Avenue – Suite 1/ PWV 0898001003, is zoned B-2 Downtown Business District. Property

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 - c. Review, discussion, and possible action on the proposed business site plan to construct a 5,300 sq. ft. UW Credit Union. This 1.102-acre parcel, located at 1267 Capitol Drive/ PWV 0902991, is zoned B-1 Community Business District. Property owner is UW Credit Union (Applicant Aden Sayers, KEE Architecture).
 - d. Review, discussion, and consultative feedback to applicant MSI General regarding a concept to construct a 4,300 sq. ft. automobile service use (car wash) located at 120 Simmons Avenue. This 1.08-acre, B-2 Downtown Business District zoned property is owned A A M investments LLC.
 - e. Review, discussion, and direction to staff regarding amendment to Village of Pewaukee Zoning Code for Reasonable Accommodations.
 - f. Review, discussion, and direction to staff regarding amendment to Village of Pewaukee Zoning Code for administrative approval of minor setback waivers.
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: March 5, 2025