



PLAN COMMISSION AGENDA

October 9, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

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

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

Public Hearings.

- a. Conditional Use Grant request of applicant Christian Brothers Automotive, to develop an automobile service use. An automobile service use is only permissible through the issuance of a Conditional Use Grant (Section 40.250(10)). This request is located immediately west of Menards and north of Jilly's Car Wash / PWV 0901984006. The proposed development would be part of this 38.72-acre, B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District split zoned. The property is owned by Meadow Creek Limited Partnership and Applicant is William Bostic d/b/a Christian Brothers Automotive.
2. 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.*

3. Approval of the Minutes:

- a. Plan Commission Meeting – September 11, 2025

4. Old Business.

- a. None

5. New Business.

- a. Review, discussion, and possible action on Conditional Use Grant of applicant Christian Brothers Automotive, to develop an automobile service use. An automobile service use is only permissible through the issuance of a Conditional Use Grant (Section 40.250(10)). This request is located immediately west of Menards and north of Jilly's Car Wash / PWV 0901984006. The proposed development would be part of this 38.72-acre, B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District split zoned. The property is owned by Meadow Creek Limited Partnership and Applicant is William Bostic d/b/a Christian Brothers Automotive.

- b. Review, discussion and possible recommendation to the Village Board for Planned Unit Development (PUD) Overlay District rezoning (including the underlying building architecture/materials/colors, site layout, exterior lighting, landscaping, fencing, and similar

related plans) for a proposed car wash development to be located at 120 Simmions Avenue. The applicant is MSI General in c/o Cameron McFarland. The property owner is Wylie Group LLC. The 1.08-acre property is zoned B-2 Downtown Business District.

c. Review, discussion, and consultative feedback to applicant Johnson Financial Group regarding a concept to construct a financial institution located at 1194 Capitol Drive / PWV 0903099. The proposed development site is 1.59 acres zoned B-1 Community Business District and owned by McMahon Properties LLC.

6. 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.*

7. 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: September 3, 2025