



PLAN COMMISSION AGENDA

March 14, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/live/DKGauIQWB1Y?si=w-H25DRZwFPb-3Uk>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
 - a. Conditional Use Grant request of applicant Alltrux Holdings LLC, in c/o Richard Yezzi and d/b/a JX Truck Center-Battle Motors, to add the subordinate, accessory use Medium/Heavy Duty Truck Sales to his current, principal use of the premises for vehicle service center at 1291 Hickory St. This 3.27-acre, B-5 Light Industrial zoned property is owned by Zimmermann & Schwartz Real Estate LLC in c/o John Schwartz.
 - b. Conditional Use Grant request of applicant Jennifer & Ben Washburn, d/b/a Daily Dose Juice Bar, to locate their health café in ~2,450 sq. ft. of space at 115 W. Wisconsin Ave. This 0.16-acre, B-2 Downtown Business zoned property is owned by Joseph Grasc Development LLC in c/o Joseph Grasc.
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 – February 8, 2024
5. Old Business. – None.
6. New Business.
 - a. Review and Possible Action on Conditional Use Grant request of applicant Alltrux Holdings LLC, in c/o Richard Yezzi and d/b/a JX Truck Center-Battle Motors, to add the subordinate, accessory use Medium/Heavy Duty Truck Sales to his current, principal use of the premises for vehicle service center at 1291 Hickory St. This 3.27-acre, B-5 Light Industrial zoned property is owned by Zimmermann & Schwartz Real Estate LLC in c/o John Schwartz.
 - b. Review and Possible Action on Conditional Use Grant request of applicant Jennifer & Ben Washburn, d/b/a Daily Dose Juice Bar, to locate their health café in ~2,450 sq. ft. of space at 115 W. Wisconsin Ave. This 0.16-acre, B-2 Downtown Business zoned property is owned by Joseph Grasc Development LLC in c/o Joseph Grasc.
 - c. Review and Possible Action on the Building and Site Plan Amendment request of property owner/applicant Wisconsin Shirdi Sai Inc. to add screened HVAC equipment along the south side/wall of their existing temple building located at 111 Prospect Avenue. This .98-acre property is zoned IPS Institutional & Public Service District.
 - d. Review, discussion, and possible action on the Sign Code waiver request of Aaron Grochowski of Signarama, Glendale Heights, IL, to install an oversized wall mounted front façade sign for tenant Rosati's Pizza in c/o John Bakas, at 690 Westfield Way-Suite C. This 4.4-acre, B-1 Community Business zoned property is owned by 690 Westfield Way LLC in c/o Saf Sarich.
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 8, 2024