



PLAN COMMISSION AGENDA

December 14, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: https://www.youtube.com/live/JXwuoUhH7_A?si=Uq4xBROjFSVzUYUK

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
 - a. Conditional Use Grant request of applicant Lueth Properties LLC in c/o Chris Lueth, to construct a 3-stall garage addition off the west end of the existing multi-tenant business building on this site at an offset to the lot line less than required by Code. This .16-acre property, located at 112 Main Street, is zoned B-2 Downtown Business District.
 - b. Conditional Use Grant request of property owner/applicant Michelle Rimer, in c/o contractor David Leef, to construct a new, detached garage on this .2-acre, R-5 Single-Family Residential zoned lot (i.e., 423 Main Street) at an offset and setback from the side and street/front lot lines less than required by Code.
 - c. Conditional Use Grant request of applicant Logic Design & Architecture, Inc. in c/o Adam Stein, to add a food pick-up window on the east building elevation, add an outdoor seating/dining area, and make related site plan amendments in support of the restaurant use in the east most tenant space of this multi-tenant business building/site located at 1350 Capitol Drive. This 2.63-acre, B-1 Community Business zoned property is owned by Sheveland Properties III LLC in c/o Larry Sheveland.
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 – November 9, 2023
5. Old Business. – None.
6. New Business.
 - a. Conditional Use Grant request of applicant Lueth Properties LLC in c/o Chris Lueth, to construct a 3-stall garage addition off the west end of the existing multi-tenant business building on this site at an offset to the lot line less than required by Code. This .16-acre property, located at 112 Main Street, is zoned B-2 Downtown Business District.
 - b. Conditional Use Grant request of property owner/applicant Michelle Rimer, in c/o contractor David Leef, to construct a new detached garage on this .2-acre, R-5 Single-

Family Residential zoned property at 423 Main Street with an offset and setback from the side and street/front lot lines less than required by Code.

- c. Conditional Use Grant request of applicant Logic Design & Architecture, Inc. in c/o Adam Stein, to add a food pick-up window on the east building elevation, add an outdoor seating/dining area, and make related site plan amendments in support of the restaurant use in the east most tenant space of this multi-tenant business building/site located at 1350 Capitol Drive. This 2.63-acre, B-1 Community Business zoned property is owned by Sheveland Properties III LLC in c/o Larry Sheveland.
- d. Review, discussion and possible Building, Site and Operating Plan approval for property owner Goff Investments LLC, in c/o agent Marshall Wisth of Walters Buildings, to add/construct a new 8,190 square foot accessory storage building in support of the existing light industrial use on this 5.68-acre, B-5 Light Industrial zoned property located at 700 Hickory Street.

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: December 8, 2023