



PLAN COMMISSION AGENDA

February 12, 2026 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=tv-CxTQ0qBc>

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

Public Hearings.

- a. Conditional Use Grant amendment request by the Waukesha County Technical College, to construct a second floor addition on Building Q. This request is located at 800 Main Street. PWV 0925999, is zoned IPS Institutional & Public Service District. Property owner and Applicant is Waukesha County Technical College.
- b. Conditional Use Grant amendment request by the Bo's Schnitzelbunker for a restaurant. This request is located 145 Park Avenue, PWV 0896020003, is zoned B-2 Downtown Business District. Property owner Laimon Family Limited Partnership and Applicant Bo's Schnitzelbunker.
- c. Conditional Use Grant request of applicant Nick Wellenstein, to construct an approximately 325 sq. ft. addition and enclosed walkway to an existing legal non-conforming accessory structure. The existing structure 0.3 feet from the Park Avenue setback which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.194-acre parcel, located at 409 Park Avenue / PWV 0899146, is zoned R-5 Residential Detached District. Property Owners/Applicants is Nick Wellenstein.

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 – January 8, 2026

4. Old Business.

- a. None

5. New Business.

- a. Review, discussion, and possible action on Conditional Use Grant amendment request by the Waukesha County Technical College, to construct a second floor addition on Building Q. This request is located at 800 Main Street. PWV 0925999, is zoned IPS Institutional & Public

Service District. Property owner and Applicant is Waukesha County Technical College.

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- c. Review, discussion, and possible action on Conditional Use Grant request of applicant Nick Wellenstein, to construct an approximately 325 sq. ft. addition and enclosed walkway to an existing legal non-conforming accessory structure. The existing structure 0.3 feet from the Park Avenue setback which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.194-acre parcel, located at 409 Park Avenue / PWV 0899146, is zoned R-5 Residential Detached District. Property Owners/Applicants is Nick Wellenstein.
- d. Review, discussion, and recommendation to the Village Board on the attachment of a portion of the City of Pewaukee to the Village of Pewaukee. The subject area is approximately 0.9618 acres, including PWC 0925-998 and associated right-of-way.

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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: February 5, 2026