



PLAN COMMISSION AGENDA

February 9, 2023 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings.
 - a. Public Hearing on Conditional Use Grant request of applicant Llazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to their existing 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 161 W. Wisconsin Avenue – Unit 1.J. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
 - b. Public Hearing on Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to construct a modular burn structure on the current fire training grounds of the College campus located at 800 Main St., to be used by WCTC Fire and EMS programs. Property is zoned Institutional and Public Service District (IPS).
 - c. Public Hearing on Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to construct a ~6485 square foot classroom and training space addition to the existing V-Building on the College campus located at 800 Main Street. Property is zoned Institutional and Public Service District (IPS).
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 12, 2023
5. Old Business:
 - a. Review, discussion, and possible recommendation to Village Board regarding an amendment(s) to Section 40.471 of the Village of Pewaukee Code of Ordinances regarding Transient Lodging.
 - b. Review and general discussion regarding density limits for the residential component of mixed-use with multi-family development or straight multi—family development in the Villages Business Zoning Districts (i.e. B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Business, B-4 Business Park, and B-5 Light Industrial), and the existing density limits of the Villages R-M Multi-Family Residential District.
6. New Business.
 - a. Review and Possible Action on Conditional Use Grant request of applicant Llazar Konda d/b/a Beach House Bistro, to develop a seasonal outdoor dining/seating area accessory to their existing 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 161 W. Wisconsin Avenue – Unit 1.J. Building owner is Siepmann Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
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College campus located at 800 Main St., to be used by WCTC Fire and EMS programs. Property is zoned Institutional and Public Service District (IPS).

- c. Review and Possible Action on Conditional Use Grant request of property owner/applicant Waukesha County Technical College (WCTC) to construct a ~6485 square foot classroom and training space addition to the existing V-Building on the College campus located at 800 Main Street. Property is zoned Institutional and Public Service District (IPS).
- d. Consultation/feedback regarding the possibility of modifying the existing language of the Housing for the Elderly Overlay District, introducing a less rigid maximum ratio of independent living units as compared to all/total units within a project.
- e. Discussion Regarding Interaction and Behavior of Plan Commission Members and General Public During Meetings

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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: February 3, 2023