



## PLAN COMMISSION AGENDA

September 11, 2025 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: [https://www.youtube.com/watch?v=M8KnWnvp\\_Xk](https://www.youtube.com/watch?v=M8KnWnvp_Xk)

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings. \*\*\*This Public Hearing is Continued from August 14, 2025\*\*\*
  - a. Conditional Use Grant request of applicant Llazar Konda d/b/a Drita's Deli, LLC, to develop a restaurant. A restaurant use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 115 Main Street PWV 0899958, is zoned B-2 Downtown Business District. Property owner is Tollefsen Enterprises, LLC and Applicant is Llazar Konda d/b/a Drita's Deli, LLC.
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. Plan Commission Meeting – August 14, 2025
5. Old Business.
  - a. None
6. New Business.
  - a. Review, discussion, and possible action on Conditional Use Grant request of applicant Llazar Konda d/b/a Drita's Deli, LLC, to develop a restaurant. A restaurant use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 115 Main Street PWV 0899958, is zoned B-2 Downtown Business District. Property owner is Tollefsen Enterprises, LLC and Applicant is Llazar Konda d/b/a Drita's Deli, LLC.
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: September 3, 2025

**Plan Commission Meeting  
August 14, 2025 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072**

<https://www.youtube.com/watch?v=4Elxaznrz58>

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

Trustee Rohde called the meeting to order at approximately 6:01 p.m.

Plan Commission members present: Comm. Mark Grabowski; Comm. Katie Jelacic; Comm. Brian Belt; Comm. Sam Liebert; and Trustee Bob Rohde.

Excused: Comm. Theresa Hoff; and President Jeff Knutson.

Also present: Village Attorney, Matt Gralinski; Village Planner, Ben Kohout; Village Administrator, Matt Heiser; and Deputy Clerk, Mackenzie Quigley.

**2. Public Hearings –**

- a. **Conditional Use Grant request of applicant Llazar Konda d/b/a Drita's Deli, LLC, to develop a restaurant. A restaurant use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 115 Main Street PWV 0899958, is zoned B-2 Downtown Business District. Property owner is Tollefsen Enterprises, LLC and Applicant is Llazar Konda d/b/a Drita's Deli, LLC – After receipt of any comments, the public hearing will be adjourned for a continued hearing at the September 11, 2025 Plan Commission Meeting.**  
– No comments.

- b. **Conditional Use Grant request of applicant Jill Felch, to construct a 574 sq. ft. attached garage. The accessory structure is proposed at 29.82 feet from the Burrough's Drive 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 0.29-acre parcel, located at 360 Evergreen Lane / PWV 0893053, is zoned R-5 Residential Detached District. Property Owner/Applicant is Jill Felch.**

**Jill Felch (applicant) @ 360 Evergreen Lane, Pewaukee – Presented her findings.**

**3. Citizen Comments –**

**Christa Fons (speaking on behalf of the applicants) @ 434 Park Avenue, Pewaukee – Gave an overview of the applicants request and stated that if the chickens were to become bothersome with neighbors or the Village, they would rehome.**

**4. Approval of the Minutes**

- a. **Special Plan Commission Meeting – July 1, 2025.**

**Comm. Grabowski motioned/seconded by Comm. Belt to approve the July 1, 2025, Special Plan Commission Meeting minutes as presented.**

**Motion carried 5-0.**

## 5. Old Business

- a. None

## 6. New Business

- a. **Review, discussion, and possible action on Conditional Use Grant request of applicant Jill Felch, to construct a 574 sq. ft. attached garage. The accessory structure is proposed at 29.82 feet from the Burrough's Drive 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 0.29-acre parcel, located at 360 Evergreen Lane / PWV 0893053, is zoned R-5 Residential Detached District. Property Owner/Applicant is Jill Felch.**

Kohout gave a brief overview.

Belt asked for confirmation on the difference in the rear setback.

Kohout stated that the current existing deck is 37.5 ft from the road, the proposed garage would be 29.28 ft. The difference is roughly 8 ft.

### **Village Planner Recommendations:**

The Village of Pewaukee Plan Commission Approves the Conditional Use Grant Request Jill Felch for the property located at 360 Evergreen Lane, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of August 14, 2025 are met.
2. That this conditional use allows a new attached garage on the above referenced property to be as close as 29.28' feet from the South property line.
3. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
4. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
5. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
6. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.

7. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
8. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
9. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

**Comm. Liebert motioned/seconded by Comm. Grabowski to approve the Conditional Use Grant request for the property located at 360 Evergreen Lane subject to Planner and staff recommendations.**

**Motion Carried 5-0.**

- b. **Review, discussion, and possible action on the appeal of the denial for a Chicken Keeping Permit located at 434 Park Avenue. This 0.155-acre parcel, located at 434 Park Avenue / PWV 0896106, is zoned R-5 Residential Detached District. The property Owner/Applicant is Kory Fons.**

Heiser gave a brief overview.

Discussion was held by the commission as to the positions of the adjacent neighbors, the substandard lot, and the letter of support received. Further discussion was held as to the precedent set by granting an appeal for similar situations where offset, setback, and other requirements are met, but minimum lot size is not..

**Comm. Belt motioned/seconded by Comm. Liebert to approve the chicken keeping permit for 434 Park Avenue based on the information provided by the applicant, staff and that the property owner meets all criteria minus acreage.**

**Motion Carried 5-0.**

- c. **Review, discussion, and consultative feedback to applicant Pewaukee Self Storage LLC regarding a concept to amend the previously approved PUD for climate-controlled storage at 227 Sussex Street PWV 0898999001. The proposed development would be part of this 16.194-acre, B-5 Light Industrial District with a Planned Unit Development Overlay, owned by Pewaukee Self Storage LLC.**

Kohout gave a brief overview.

For clarification – the second portion of this has already been approved for cold storage. Original approval was for 8 buildings in two phases (approved in 2022).

Discussion was held between the Commission and the applicants.

The Commission as a whole came to the conclusion that they are all in favor of the indoor/climate controlled storage but are against the outdoor storage.

**d. Review and discussion regarding the Conditional Use Grant (CUG) review process post 2017 Wisconsin Act 67.**

Gralinski reminded the Commission that they need to be aware of the requirements by the state when it comes to Conditional Use Grants, as there is limited action that can be taken by the Commission. For a CUG to be denied, or conditions to be attached, there needs to be substantial evidence.

**7. Citizen Comments –**

**Jeff Bubnitz @ 423 Hickory Street, Pewaukee** – shared his concerns about Pro2Pave at 462 Hickory Street, Pewaukee.

**8. Adjournment**

**Comm. Grabowski motioned/seconded by Comm. Liebert to adjourn the August 14, 2025, Regular Plan Commission meeting at approximately 6:53 p.m.**

**Motion carried 5-0.**

Respectfully submitted,

Mackenzie Quigley  
Deputy Clerk

TO: Village of Pewaukee Plan Commission  
CC: Matt Heiser – Village Administrator, Jenna Peter - Clerk  
FROM: Mark Lyons, Planning Consultant  
RPT DATE: September 3, 2025  
MTG DATE: September 11, 2025  
RE: Drita's European Market –Conditional Use Request and Business Plan of Operations

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**BACKGROUND:**

1. Petitioner: Drita's Deli – Llazar Konda
2. Property Owner: Tollefsen Enterprises, LLC
3. Location/Address: 115 Main Street
4. Tax Key Number: PWV 0899958
5. Area: ~0.237 AC
6. Existing Zoning: B-2 Downtown Business District
7. Proposed Zoning: N/A
8. Future Land Use: Community Commercial
9. Proposed Future Land Use: Restaurant

**OVERVIEW:**

The Petitioners are requesting approval of a Conditional Use to occupy approximately 700 sq. ft. of the property referenced above. The petitioner intends to operate an European style deli and market, selling deli meats, cheese, wines and sundries for consumption both on and off site. The proposed use is categorized as a combination of retail and restaurant. A Conditional Use approval is required for a restaurant in the B-2 Downtown Business zoning district. No exterior site modification are proposed as part of the new use.

**SUBMITTAL:**

The enclosed submittal includes the Conditional Use Grant application and GIS map of the subject area.

**PLANNER COMMENTS:**

The petitioner originally submitted for a Business Plan of Operation and after review, it was determined a Conditional Use Grant was required with in the B-5 District. There are no substantial changes proposed to the exterior or interior of the building as part of this request.

1. **Zoning Requirements:** The proposed retail portion of the proposed development is allow by right in the B-2 District and the restaurant use is regulated as a CUG under the B-2 District. The proposed use is compatible with other uses in the multi-tenant building and should not have an adverse impact on adjoining uses.
2. **Plan of Operations:** The applicant is proposing to utilize the building with minimal or no exterior changes. The interior of the building will need to be remodeled to accommodate the proposed use. Additional information regarding the plan of operation is found below.

**Employees:** The applicant has indicated 3 full-time employees and 2 part-time employees will work at this location.

**Hours of Operation:** Hours of operation are daily from 11am-8pm.

**Traffic:** The applicant anticipates 50 customers per day. The site includes 10 parking spaces. Given the low volume of expected traffic and limited size of the business seating area sufficient parking should exist on site. The code requires 1 space per 200 sq. ft. gross for retail and 1 space per 75 sq. ft. of restaurant area plus 1 space employees on the largest shift. Based on the information provided the required parking would be approximately 5-6 spaces.

**Department of Public Works:** The Department of Public Works reviewed the plans and additional conditions have been included below at their request. One item of note, is the applicant provided additional information on how garbage collection is being handled as the plans provided to not appear to include a dumpster location.

### **STAFF RECOMMENDATION:**

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission **Approves** the Conditional Use Grant Request and Business Plan of Operation for Drita's Deli for the property located at **115 Main Street**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of September 11, 2025 are met.
2. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
3. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
4. Provide televising video showing Sanitary sewer lateral from basement to the main. The lateral needs to be reviewed for structural integrity and potential infiltration. The Village staff or designated representative will review the sewer lateral video and check if the lateral condition is adequate or needs rehabilitation. If the work cannot be completed prior to issuance of permit or occupancy, then posting a \$5,000 financial guarantee is acceptable to allow applicant to proceed. This includes costs for televising and potential work on sewer lateral.
5. Schedule and conduct appointment with the Water Utility Department staff to identify the water service pipe material prior to issuance of permit. If service material is lead, the Applicant will be required to replace the water service from building to the curb stop.
6. A grease trap shall be installed for restaurant uses.
7. Provide details plan, to the satisfaction to the Village of Pewaukee on how garbage handling and collection will be conducted.
8. Confirm number of parking spaces needed and provided.
9. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy

& use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.

10. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.
11. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
12. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
13. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
14. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
15. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

**EXHIBIT:**

- A. GIS Property Location Map
- B. Petitioner Applications.





# Business Plan of Operation Application

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.wi.gov—262-691-5660

Office use only:

Zoning Admin Approval: \_\_\_\_\_ Date \_\_\_\_\_

Planner Approval: \_\_\_\_\_ Date \_\_\_\_\_

## BUSINESS & PROPERTY

Tax Key No. PWV FEIN#: 39-2953081  
 Business Name: DRITA'S EUROPEAN MARKET Current Zoning: \_\_\_\_\_  
 Business Address: 1141 Main St, Pewaukee, WI 53072  
 Mailing Address: 161 W WISCONSIN AVE, PEWAUKEE WI 53072  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## TENANT INFORMATION

Tenant Name: LAZAR KONDA FEIN#: 39-2953081  
 Mailing Address: 161 W WISCONSIN AVE, IJ Email: \_\_\_\_\_  
 List any Special Equipment/Facilities/Requirements we need to know about:

## BUSINESS INFORMATION

Description of Business: \_\_\_\_\_  
 Type of business: ☒ Retail ☐ Office ☐ Warehouse/Storage ☐ Industrial ☐ Institutional ☐ Wholesale ☐ Other \_\_\_\_\_  
 New Use? ☒ YES ☐ NO or Expanded Use? ☐ YES ☐ NO Operation Days and Hours: MONDAY-SUNDAY  
7-6PM  
 Maximum Number of Employees: Full-time \_\_\_\_\_ Part-time \_\_\_\_\_  
 Expected Customers per Day: 50 Delivery Trucks per day: 1 Vehicles per day: 3  
 Available Parking Spaces: 10 Loading Spaces: 1 Overnight Parking: ☐ YES ☒ NO  
 Outdoor Storage: ☐ YES ☒ NO - If yes, list type: \_\_\_\_\_  
 Sewage Disposal: Public Sewer ☐ Septic Tank / Storm Water Retention/Detention? ☐ YES ☐ NO  
 Water Supply by: ☐ Public Water ☐ Main ☐ Private Well ☐ Other \_\_\_\_\_  
 Solid Waste ☐ (garbage) Disposal by: \_\_\_\_\_  
 List Where any Flammable Substances are stored: \_\_\_\_\_

## Applicant and Property Owner Signature

[Signature] & [Signature] LAZAR KONDA 8/14/2025  
 Applicant Signature & Print Name Owner Signature & Print Name Date

Send to Building Services \_\_\_\_\_ Send to Clerk \_\_\_\_\_ Save to Property File \_\_\_\_\_

Commercial & Industrial businesses are required to fill out the below form. The discharge produced must comply with all conditions of the City of Brookfield Municipal Code Chapter 13.20 at www.cityofbrookfield.com

### Notice of Intent to Discharge Wastewater

Business Name: DRITA'S EUROPEAN MARKET  
Business Address: 114 MAIN ST, Pewaukee, WI 53072  
Mailing Address: 161 W WISCONSIN AVE  
Company Representative: LAZAR KONDA Title: OWNER 100%  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### Description of business:

Number of Employees: Full-time 3 Part-time 1  
Operation Days and Hours: MONDAY - SUNDAY # of Shifts: 7  
SIC OR NAICS CODE: \_\_\_\_\_

#### Reason for filing survey:

- ☐ Change of occupancy
- ☐ Construction of a new facility
- ☐ Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
- ☐ Significantly Altering the volume or characteristics of an existing discharge
- ☐ Applying for reissuance of an existing discharge permit
- ☐ Per request by municipality—discharge ongoing with no expected changes
- ☐ Update previous information

Date when new or altered discharge is expected to begin \_\_\_\_\_

#### Estimated sanitary sewer discharge (report gallons/day):

	Current:	Proposed:
Process wastewater	_____	_____
Sanitary wastewater	_____	_____
Cooling water	_____	_____

- Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gal/day (for all uses) = qtr usage (in 1000 gallons) x 1000/# operating days in qtr. This daily total is then distributed into estimated gal/day of process, sanitary, and/or cooling. Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water. Sanitary flow may be estimated as 20 gal/day/employee.

Use this space to describe the process that will result in the discharge of commercial/industrial process wastewater:

List chemicals/pollutants expected to be present in your discharge:

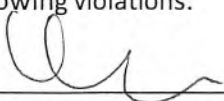
Describe any wastewater pretreatment and/or facilities to be used:

List toxic organic compounds (solvents, flammable compounds etc:

How are these toxic organic compounds disposed of:

#### Agreement to Abide

I Certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



Authorized Representative Signature

8/14/2025

Date

LAZAR KONDA

Printed Name

Comments:

Staff comments:



## CONDITIONAL USE APPLICATION— RESTAURANT/NIGHT CLUB

235 Hickory St, Pewaukee WI 53072 - villagehall@villageofpewaukee.wi.gov - 262-691-5660

### BUSINESS LOCATION INFORMATION

Property Address: 115 Main Street, Pewaukee, WI 53072 Tax Key: PWV 0899958  
 Zoning of Property: \_\_\_\_\_ Property Owner Name: Tollefsen Enterprises, LLC  
 Property Owner Email: \_\_\_\_\_ Property Owner Phone #: \_\_\_\_\_

### APPLICANT INFORMATION

Restaurant Name: Drita's Deli, LLC - DBA: Drita's European Market  
 Restaurant Mailing Address: 161 W. Wisconsin Ave. 1H, Pewaukee, WI 53072  
 Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

### PROVIDE A GENERAL DESCRIPTION OF THE RESTAURANT/NIGHT CLUB BUSINESS PLAN OF OPERATIONS

Operating as a European style deli and market. Selling deli meats and cheeses, wine and sundries for consumption on and off premiss.

### FORMS REQUIRED ARE BELOW

- ☐ Conditional Use Grant Application
- ☐ Professional Services Reimbursement Notice
- ☐ Detailed Site Plan drawn to scale

### PROPOSED DAYS & HOURS OF OPERATION

Seven days / week 11am - 8pm

### For Office Use Only:

Staff Initials: \_\_\_\_\_ Date/Time Received: \_\_\_\_\_

All forms are completed? \_\_\_\_\_ Digital copy sent/attached? \_\_\_\_\_

INDOOR SEATING AREA		Please indicate total square footage, tables and seats.	
700 Square Feet			
BAR AREA SIZE		Please indicate total square footage, tables and seats.	
N/A			
OUTDOOR SEATING AREA		Please indicate total square footage, tables and seats.	
N/A - Will be a future addition.			
DRIVE UP OR WALK UP WINDOW		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO Explain below:
ADDITIONAL QUESTIONS			
Carry-out sales: 50 % of total sales			
Alcohol sales: 30 % of total sales			
Employment: 5 total employees 3 full-time 2 part-time			
Number of employees on the largest shift: 3			
Time of day with largest shift: <input type="checkbox"/> breakfast <input checked="" type="checkbox"/> lunch <input type="checkbox"/> dinner <input type="checkbox"/> after 7pm			
MENU DESCRIPTION			
Deli meats, cheeses, deserts, pastas.			
PROPOSED ENTERTAINMENT		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO Explain below:



115 Main Street  
Pewaukee, WI 53072

Proposed location of:  
Drita's Deli



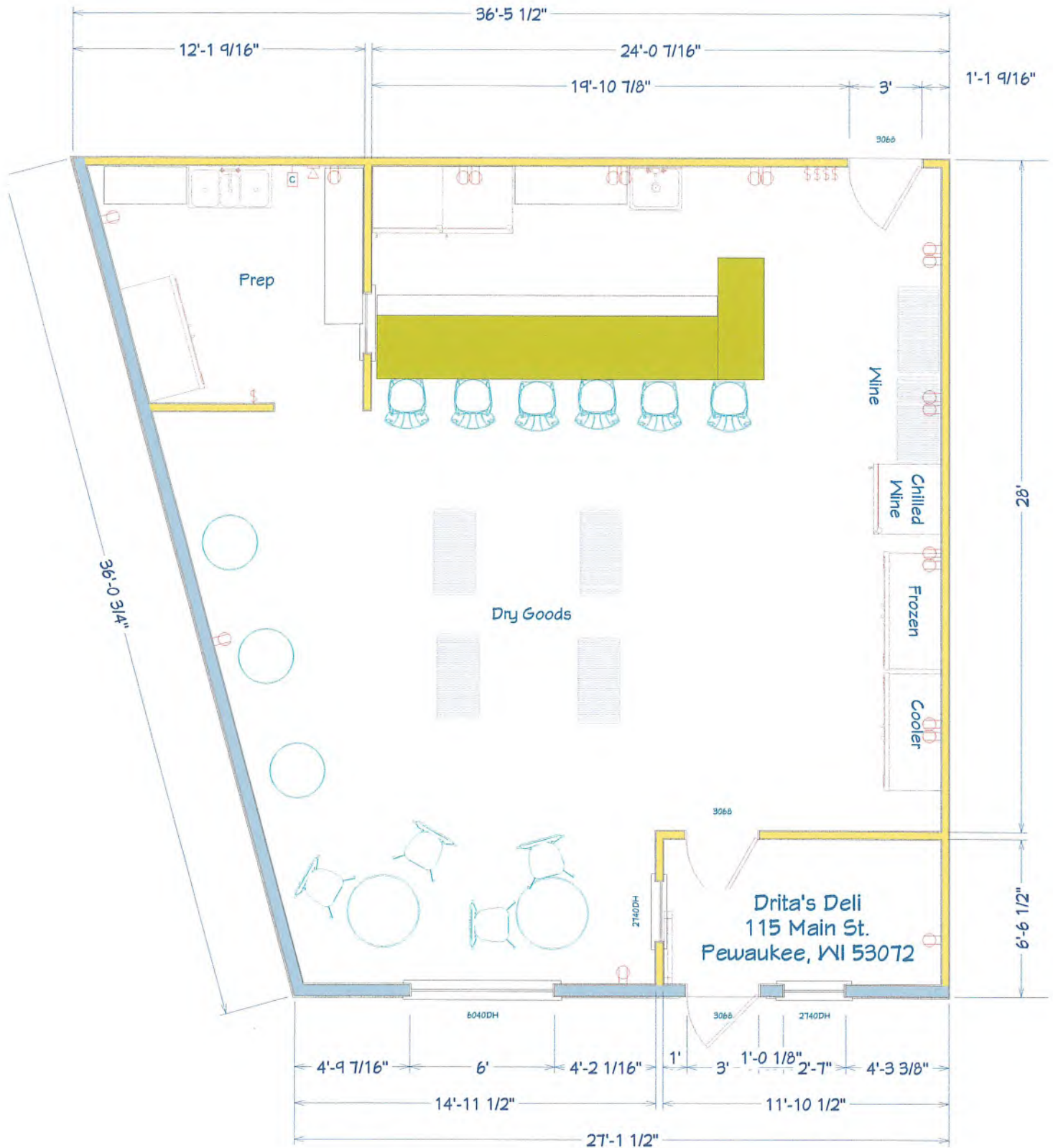
115 Main Street  
Pewaukee, WI 53072

Proposed location of:  
Drita's Deli

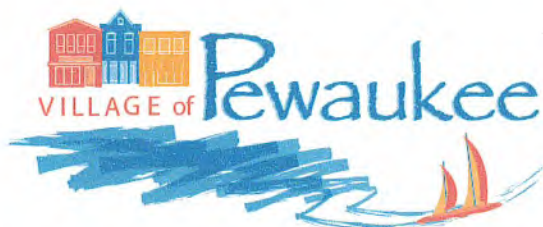








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## PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

### PROPERTY INFORMATION

Property Address: 115 Main Street, Pewaukee, WI 53072 Tax Key: PWV 899958

Property Owner's Name: TOLLEFSEN ENTERPRISES LLC Phone Number: \_\_\_\_\_

### RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: Drita's Deli FEIN: 33-4533109

Person Responsible for Payment / Business Contact Name: Llazar Konda

Mailing Address: 1161 W. Wisconsin Ave 1H, Pewaukee, WI 53072

Responsible Party / Contact Phone Number: \_\_\_\_\_

Responsible Party / Contact Email Address: \_\_\_\_\_

### AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

**The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.**

Property Owner Signature: [Signature] Printed Name: Chris Tollefson Date: 6-17-25

Applicant Signature: LLAZAR KONDA Printed Name: [Signature] Date: 6/23/2025

For Office Use Only

Staff Initials: JP

Date Received: 6/23/25