



## 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.

- b. Review, discussion, and possible action on 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. 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.

6. **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.*

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

**PLAN COMMISSION AGENDA**  
**January 8, 2026 – 6:00 pm**  
**Village Hall**  
**235 Hickory Street, Pewaukee, WI 53072**

To view the meeting: <https://www.youtube.com/watch?v=nTvyqu95PJ8>

**1. Call to Order, 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. Theresa Hoff; Comm. Brian Belt; Comm. Katie Jelacic; Comm. Sam Liebert; and Trustee Bob Rohde. President Jeff Knutson arrived at 6:07 p.m.

Excused: Comm. Mark Grabowski.

Also present: Village Attorney, Matt Gralinski; Village Planner, Mark Lyons; and Deputy Clerk, Mackenzie Quigley.

**2. Public Hearing –**

- a. **Conditional Use Grant amendment request by the Waukesha County Technical College, to construct a second modular burn structure on the existing fire training grounds. 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.**
  - Richard Haen @ N59W23340 Clover Dr Apt 103, Sussex, WI (representing WCTC) – Stated that this project is not about expanding programs or increasing activity but rather improving the quality, realism, and safety of the training that the fire fighters receive. The design of this new structure is designed to mirror the types of buildings found throughout Waukesha County. There will be no additional noise or traffic beyond the operational hours that already exist.

**3. Citizen Comments –**

No Comments

**4. Approval of the Minutes –**

- a. **Plan Commission Meeting – December 11, 2025**

Comm. Liebert motioned/seconded by Comm. Hoff to approve the December 11, 2025, Regular Plan Commission meeting minutes as presented.

Motion carried 6-0.

**5. Old Business -**

- a. **None**

**6. New Business -**

a. **Review, discussion, and possible action on Conditional Use Grant amendment request by the Waukesha County Technical College, to construct a second modular burn structure on the existing fire training grounds. 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.**

Lyons provided an overview of the request.

Rohde asked for clarification about the design/appearance of the structure.

**Richard Haen** explained that the building is made out of modified shipping containers configured together. If a burn cell gets destroyed, it can be replaced with a new one instead of the entire building needing replacement.

Liebert asked if gas will be used in these burns.

**Courtney Hull @ W158N6326 Cherry Hill Dr, Menomonee Falls, WI**

(Associate Dean of Fire and EMS Training at WCTC) explained that Class B fires with natural gas or propane don't give a realistic fire. National Fire Protection Association (NFPA) standards allow wood pallets and hay to be burned to give realistic burns, yet maintains a clean enough burn to satisfy health and safety requirements.

**Village Planner Recommendations:**

The Village of Pewaukee Plan Commission Approves the Conditional Use Grant Amendment Request Waukesha County Technical College for the property located at 800 Main Street, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of January 8, 2026 are met.
2. Continued compliance with the original Conditional Use Grant approved on February 9, 2023.
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. Belt motioned/seconded by Comm. Hoff to approve the Conditional Use Amendment request by WCTC for the modular burn building expansion with staff recommendations.**

**Motion carried 6-0.**

**7. Citizen Comments -**

No Comments

**8. Adjournment -**

**Comm. Liebert motioned/seconded by Comm. Hoff to adjourn the January 8, 2026, Regular Plan Commission meeting at approximately 6:13 p.m.**

**Motion carried 6-0.**

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: February 5, 2026  
MTG DATE: February 12, 2026  
RE: 5a – WCTC Conditional Use Amendment Request

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**BACKGROUND:**

1. Petitioner: Waukesha County Technical College
2. Property Owner: Waukesha County Technical College
3. Location/Address: 800 Main Street
4. Tax Key Number: PWV 0925999
5. Area: ~78 AC
6. Existing Zoning: IPS Institutional and Public Service
7. Proposed Zoning: N/A

**OVERVIEW:**

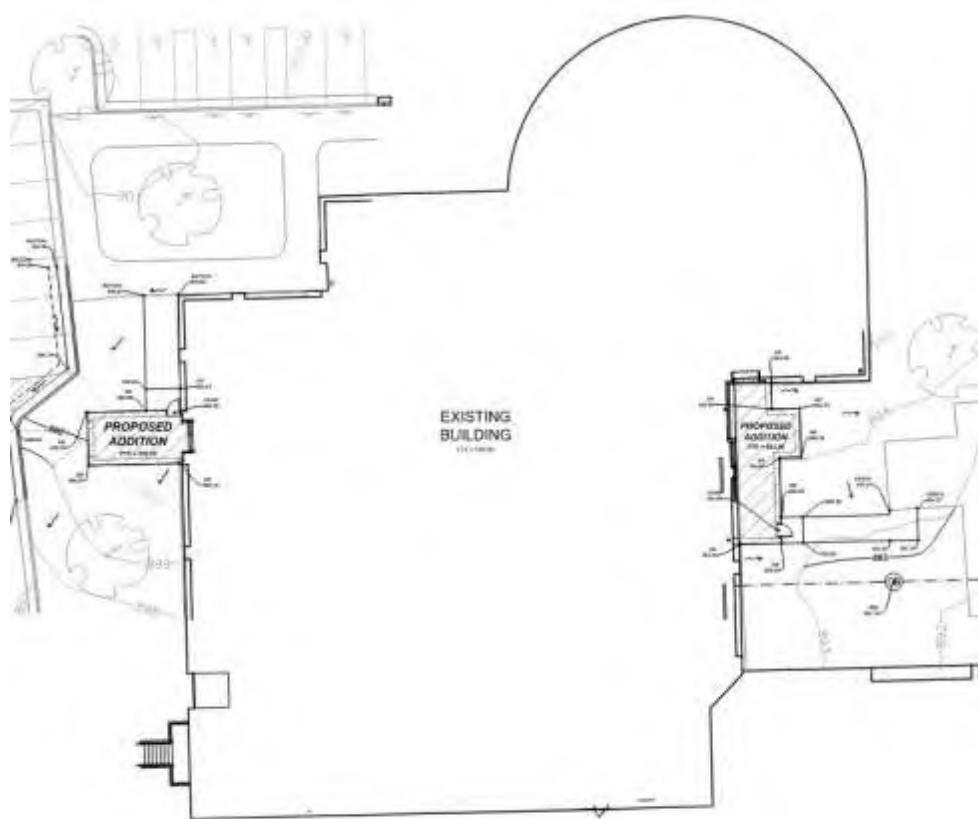
The Petitioners are requesting approval to amend the Conditional Use Grant for Building Q. The applicant was originally approved for a Conditional Use on April 14<sup>th</sup>, 2005, and subsequently amended on August 11<sup>th</sup>, 2005. Since that time, the applicant has utilized the building for educational uses including but not limited to the WTCT Print program and the Applied Technology Center. The applicant is now seeking to amend those prior approvals to expand and modernize the instructional space for Information Technology and Artificial Intelligence programs. The project proposed to increase the existing 23,062 sq. ft. building by adding a second-story addition of approximately 12,960 sq. ft. In addition to the 2<sup>nd</sup> floor, two small building additions on the east and west side of the building are proposed for additional stairwells. Areas of the first floor are also proposed to be renovated as part of the project.

**SUBMITTAL:**

The enclosed submittal includes the Conditional Use Grant application, GIS map and supplemental information for the project.

**PLANNER COMMENTS:**

In reviewing the subject site, it was determined the best path forward for the applicant was to amend the prior Conditional Use Grant for the proposed building addition. Below are the proposed site layout and floor plans for the building addition. The proposed uses are consistent with the educational uses currently occupying the building and are consistent with the allowed uses in the IPS District. The proposed building additions should have minimal overall impact on the site and will assist WCTC with modernization of the building to meet the changing needs of the educational environment. Sufficient parking exists onsite to meet the needs of the expanded classroom area and the proposed architectural elements of the addition compliant current design.





Second Floor



First Floor

### DEPARTMENT OF PUBLIC WORKS COMMENTS:

The project was reviewed by the Department of Public Works and offered the following comments:

1. In accordance with Village of Pewaukee Ordinance 40.458 which references Waukesha County storm water Ordinance 14-333: Unless other exempted in this ordinance, a storm water permit under section 14-334 shall be required and all storm water management shall apply that meet any of the following: (b)(2): is a certified survey map or other land development activity that may ultimately result in the addition of 0.5 acres or greater of impervious surfaces that did not exist prior to May 28, 1998, including smaller individual sites that are part of a common plan of development that may be constructed at different times. A storm water management plan is not required since the additional impervious area is less than 0.5 acres. 1,100 sf of impervious area is proposed to be added which will be recorded for future storm water compliance as part of a future storm water project.

### VILLAGE ENGINEER COMMENTS:

The project was reviewed by the Village Engineer, and those comments are included as a separate attachment with the Plan Commissions packet.

### 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 Amendment Request Waukesha County Technical College for the property located at **800 Main Street**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of February 12, 2026, are met.
2. Continued compliance with the original Conditional Use Grant approved on April 14, 2005 and August 11, 2005.
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, Department of Public Works 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.

**EXHIBIT:**

- A. GIS Property Location Map
- B. Village Engineer Report
- C. Petitioner Application and Supporting Documents

WCTC Building Q Zoning Map



SEWRPC, Waukesha County Land Information Office

**DISCLAIMER:** The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Notes

Village of Pewaukee  
235 Hickory Street  
Pewaukee, WI 53072  
262-691-5660

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Scale: 1 in. = 481 ft.  
1: 5774



CREATIVITY BEYOND ENGINEERING

**DATE:** January 30, 2026

**TO:** Village of Pewaukee Plan Commission

**FR:** Jake Scholbe, P.E. – Village Consulting Engineer

**CC:** Matt Heiser – Village Administrator

Jenna Peter - Village Clerk

Mark Lyons – Village Planner

Matt Gralinski – Village Attorney

Dave Buechl – Director of Public Works/Engineer

**RE:** Waukesha County Technical College – Building Q Addition - Site Plan Review  
800 Main Street, Pewaukee, WI 53072

## **Report**

The applicant has applied for a conditional use grant for the addition of a second floor to the existing Q Building within the Waukesha County Technical College (WCTC) campus, located within tax parcel PWV 0925999. The addition of the second floor includes two building additions on the west and east sides of the existing building and site improvements. The two building additions as proposed will provide access between the 1<sup>st</sup> and 2<sup>nd</sup> floors of the building through stairwells and an elevator. A full set of engineering plans were provided.

**Site Plan:** The site proposes the aforementioned two building additions, proposed sidewalk, along with removal and replacement of existing concrete curb and gutter and asphalt pavement.

**Access:** Site access will be via internal existing roads, with the addition of concrete sidewalk extending from existing sidewalk to allow pedestrian access to both building additions.

**Site Grading and Drainage:** Grading at the site will be minimal. Finished floor elevations for the proposed building additions will match existing building elevations. Proposed sidewalks are graded meeting ADA requirements with proposed pavement and curb and gutter sections allowing proper drainage. The general drainage pattern of the site will not change.

**Sanitary Sewer and Water:** The sanitary sewer and water main for WCTC campus are private systems. The existing building and proposed building additions will be served by the private systems. Construction will not affect the existing private utilities.

**Stormwater Management:** The proposed site includes approximately an addition of 1,100 square feet of impervious area, with the overall site disturbance totaling to less than 1 acre in area. Stormwater management is not required for this site.

**Erosion Control:** Silt fence is provided on the west and east sides of the building. Silt fence is appropriately placed to ensure construction site stormwater runoff will be contained. Inlet protection will be provided for the existing catch basins adjacent to the site.

## **Recommendation**

I recommend approval of the site civil plans (C1.10-C6.00), prepared by Harwood Engineering Consultants, dated January 9, 2026 subject to staff satisfaction of the following items:

### Sheet C1.11 – Site Layout Plan

1. Clarify on plan whether proposed curb and gutter is regular style (catch) or reverse style (highside).

### General Comments

2. Plans shall be signed and sealed by professional engineer licensed in the state of Wisconsin.

Application is on file at Village Hall  
- Available upon request.



January 12, 2026

Proposed Addition of Pieper Power Applied AI Center - Q Building Second Floor Addition

Dear Sir or Madam,

Waukesha County Technical College (WCTC) respectfully submits this Conditional Use Grant application to support the proposed construction of a second-floor addition to the Q Building on our Pewaukee campus. The intent of this project is to expand and modernize instructional space for Information Technology (IT) and Artificial Intelligence (AI) programs while maintaining the integrity and functionality of our existing facilities. This addition will provide state-of-the-art classrooms, collaboration areas, and specialized learning environments designed to meet growing workforce demands and foster innovation across disciplines.

**Proposed Use of the Property.** The proposed second-floor addition to the Q Building will serve as a technology-rich academic space supporting Information Technology (IT) and Artificial Intelligence (AI) programs. The addition will include five dual-format computer/network classrooms, a state-of-the-art Pitch Room, student collaboration and social spaces, faculty and administrative offices, quiet work areas, Zoom rooms, restrooms, storage and mechanical spaces, and an outdoor terrace. This project is intended to enhance existing program delivery.

**Existing Use of the Property.** The Q Building currently houses classrooms and instructional spaces for WCTC programs. The existing structure is approximately 23,062 square feet and supports technology and applied learning environments. This addition will build upon this foundation to expand capacity for IT and AI education.

**Operational Information.** Academic activities within the expanded facility will occur during standard instructional hours, typically between 7:00 AM and 9:00 PM, Monday through Friday, with occasional weekend use for special events or professional development. All operations will remain consistent with current campus practices and will be conducted within the designated spaces.

**Relationship of Proposed Site Layout to Proposed Use.** The second-floor addition, approximately 12,960 square feet, will be constructed above the existing first floor adjacent to campus parking lots 11–15. The design integrates with existing circulation and utilities, ensuring efficient vertical connectivity and maintaining safe access for students and staff. Approximately 2,278 square feet of first-floor space will be remodeled to support the addition.



Anticipated Effects on Adjacent/Surrounding Properties. The proposed addition is expected to have minimal impact on adjacent properties. Activities will remain consistent with current educational use, and no significant increase in traffic, noise, or environmental impact is anticipated. The project aligns with the existing character of the WCTC campus and surrounding area.

Project Funding (Informational). The preliminary project budget is \$5,500,000, to be funded by approximately \$1,500,000 of College resources and approximately \$4,000,000 in donations.

We believe this addition will strengthen WCTC's ability to prepare students for the rapidly evolving demands of technology and artificial intelligence while preserving the functionality and integrity of our existing facilities. Thank you for considering this proposal. Please feel free to contact us with any questions or requests for additional information.

Sincerely,

Richard N. Haen

A handwritten signature in black ink that reads "Richard N. Haen".

Director of District Facilities

Waukesha County Technical College

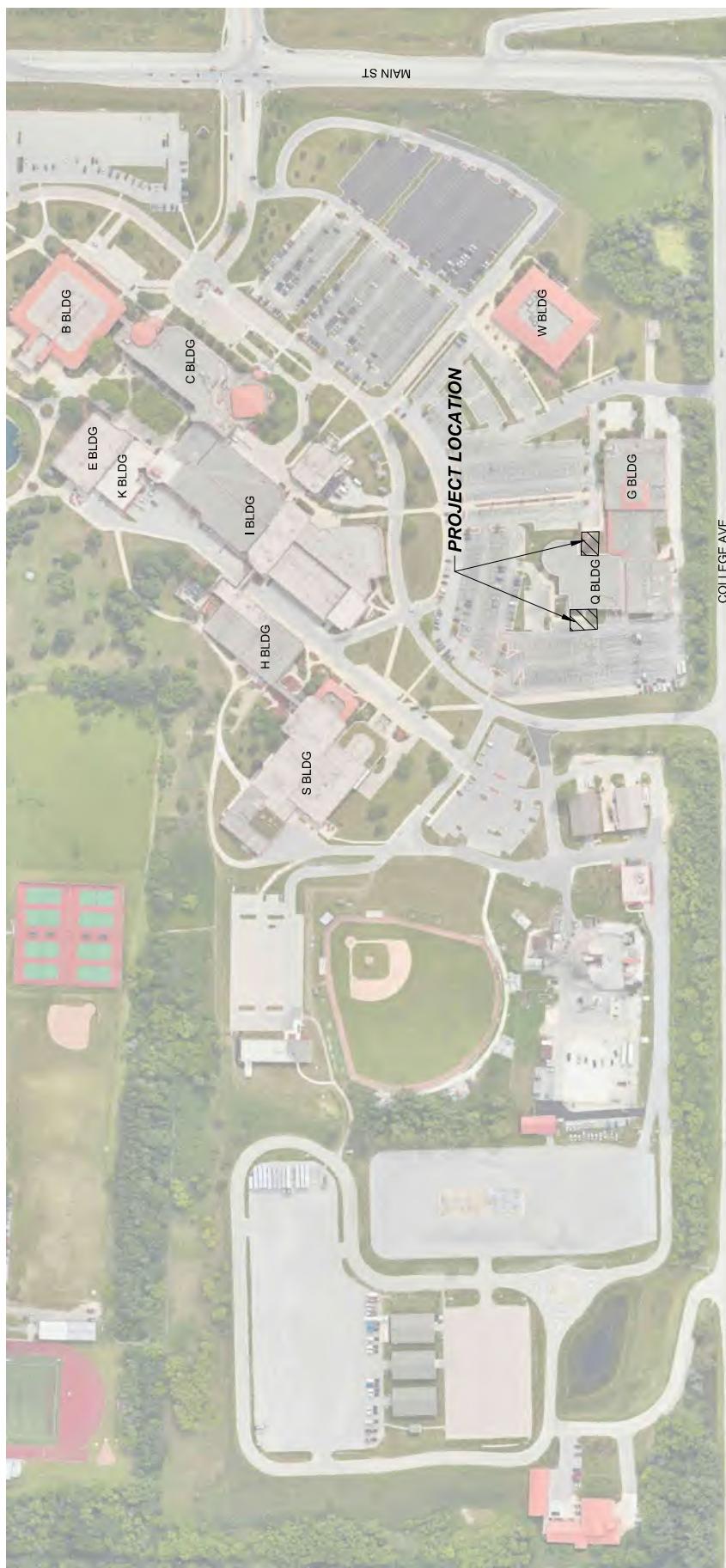


Waukesha County Technical College Q Building Addition

**Zimmerman**  
ARCHITECTURAL STUDIOS, INC.



**Zimmerman**  
ARCHITECTURAL STUDIOS, INC.

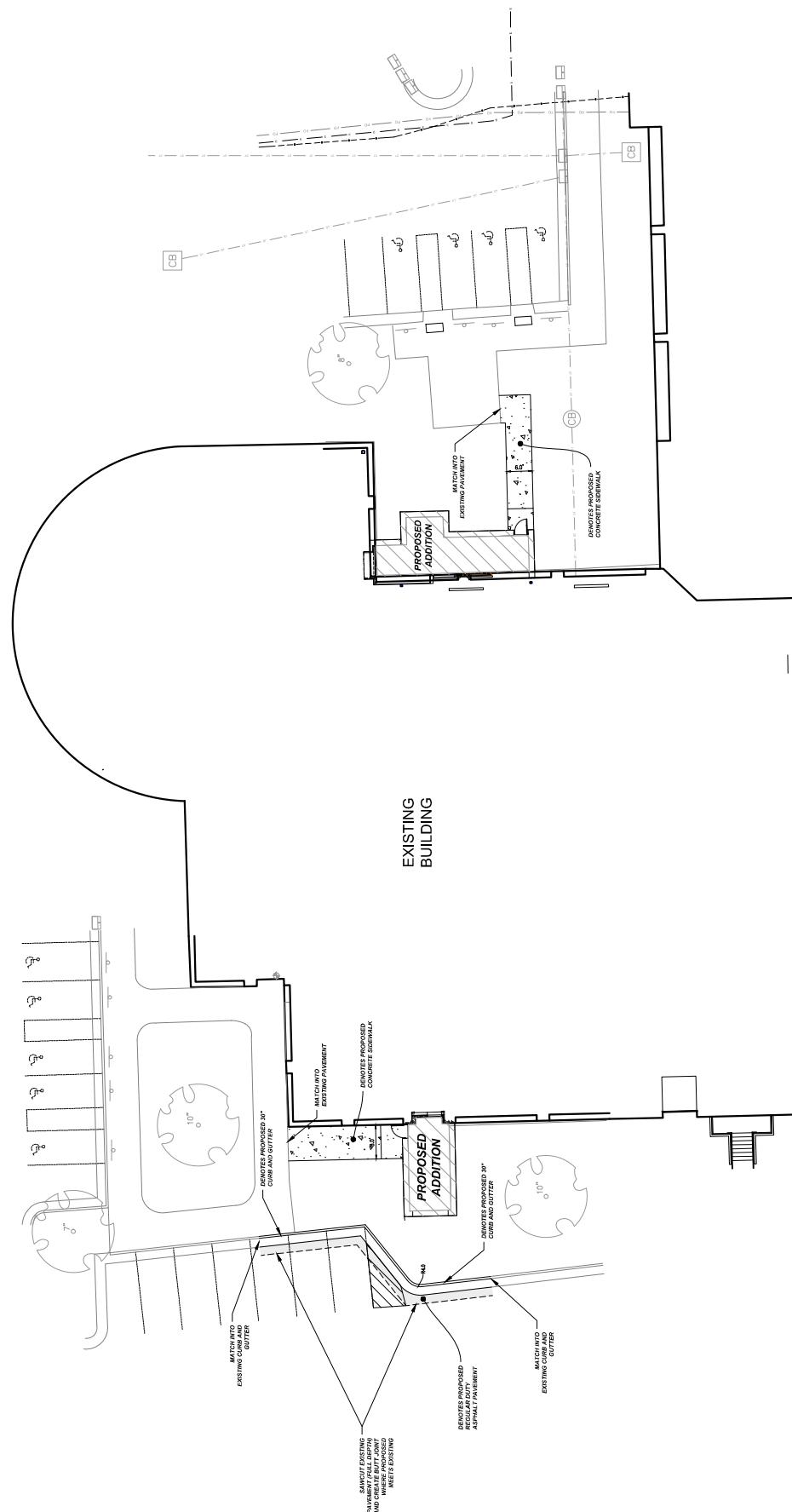


IN ACCORDANCE WITH WISCONSIN STATUTE 182.017A, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATION SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, TO NOTIFY THE EXCAVATOR OF ALL OTHER REQUIREMENTS OF EXCAVATION, SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF



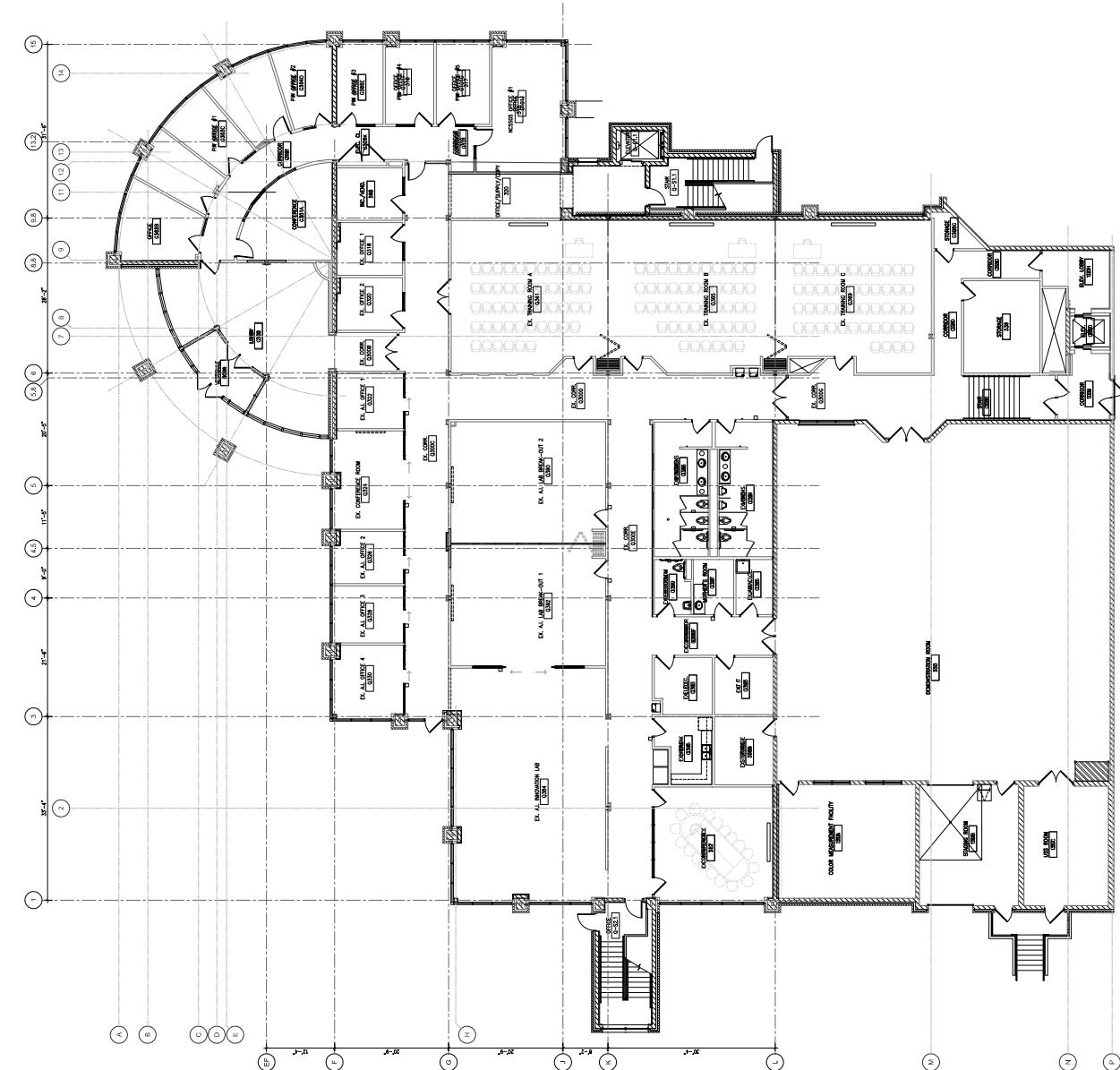
CIVIL SHEET INDEX:	
IGC-1.0	PROJECT LOCATION AND GENERAL NOTES
IGC-1.1	SITE PLAN
IGC-1.2	LANDSCAPE
IGC-1.3	EXCAVATION/DEMOLITION PLAN
IGC-1.4	FOUNDATION/STRUCTURE PLAN
IGC-1.5	STRUCTURE PLAN
IGC-1.6	STRUCTURE DETAILS
IGC-2.0	CONSTRUCTION DETAILS
IGC-2.1	GRADE SURVEY
IGC-2.2	GRADE SURVEY DETAILS

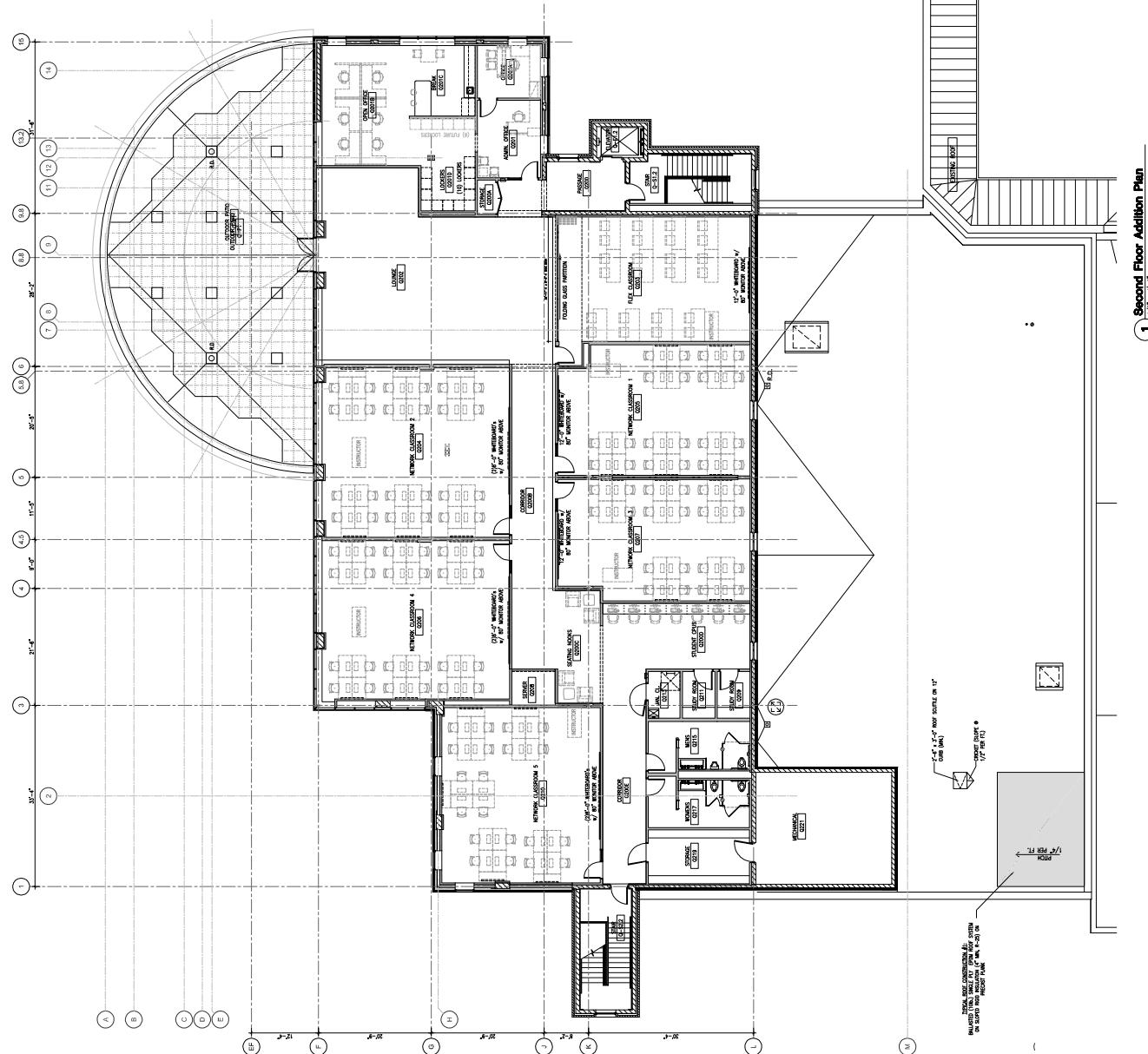
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IN TRANSITION WITH WISCONSIN STATUTE 162.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE NOTICE TO THE DESIGNATED CALL SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF AN EXCAVATION REQUIRED TO WORK IN THE VICINITY OF A TRANSMISSION FACILITY. EXCAVATOR SHALL CHARPLY WITH THE CALL SYSTEM TO REQUEST AN APPROPRIATE WORKING NUMBER.







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: 5b – Bo Schnitzebunker Conditional Use Amendment & Business Plan of Operations

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### BACKGROUND:

1. Petitioner: Bo's Schnitzelbunker – Mathaus Myga
2. Property Owner: Laimon Family Limited Partnership
3. Location/Address: 145 Park Avenue Suite 1 & 2
4. Tax Key Number: PWV 0896020003
5. Area: ~0.243 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 amendment to expand their previously approved restaurant use to include an additional 472 sq. ft. indoor seating area. to occupy approximately 700 sq. ft. of the property referenced above. The petitioner intends to operate an expanded German style restaurant for lunch and dinner hours.

### 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 amendment was required within the B-2 District. Restaurant uses require a CUG within the B-2 District. There are no substantial changes proposed to the exterior of the building as part of this request. The applicant is proposing to expand their previously approved use into an additional 472 sq. ft. indoor seating area. The applicant indicates approximately 20 seats would be available at 8 proposed tables. The applicant estimates approximately 80% of sales are via carry-out but the proposed expansion would provide optional indoor seating.

1. **Zoning Requirements:** The proposed 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 applicant has not identified any interior changes to the building outside of adding tables

and chairs. If interior remodel is required the applicant shall be required to obtain the require building permits.

**Employees:** The applicant has indicated 2 full-time employees and 1 part-time employees will work at this location.

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

**Traffic/Parking:** Based on the change of use from one commercial category to another, minimal parking impacts are anticipated. Restaurant uses require 1 space per 100 sq. ft. gross for area. The additional spaces would equate to 5 spaces required which is consistent with prior commercial use parking requirements.

### **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 Amendment Request and Business Plan of Operation for Bo's Schnitzelbunker for the property located at **145 Park Avenue Suite 1 & 2**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of February 12, 2026 are met.
2. Approval does not include any outdoor seating. Any additional outdoor seating area will need to be approved separately.
3. Hours of operation: Monday – Sunday 11am to 11pm.
4. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. 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.

## 145 Park Zoning Map



SEWRPC, Waukesha County Land Information Office

0 20 40 ft  
Scale: 1 in. = 68 ft.  
1: 818

PWV 0896020001  
PARK AVE  
PWV 0896020002  
PWV 0896020003  
PWV 0896020072  
PWV 0896020001  
PARK AVE  
PWV 08960  
GAP  
PWV 0896017  
Notes

Village of Pewaukee  
235 Hickory Street  
Pewaukee, WI 53072  
262-691-5660

DISCLAIMER: The Village of Pewaukee does  
not guarantee the accuracy of the material  
contained here in and is not responsible for  
any misuse or misrepresentation of this  
information or its derivatives.



**Application is on file at Village Hall  
- Available upon request.**

TO: Village of Pewaukee Plan Commission  
CC: Matt Heiser – Village Administrator, Jenna Peter - Clerk  
FROM: Mark Lyons, Planning Consultant  
RPT DATE: February 5, 2026  
MTG DATE: February 12, 2026  
RE: 5c - Residential addition –Conditional Use Request

---

**BACKGROUND:**

1. Petitioner: Nick Wellenstein
2. Property Owner: Nick Wellenstein
3. Location/Address: 409 Park Avenue
4. Tax Key Number: PWV 0899146
5. Area: ~0.152 AC
6. Existing Zoning: R-5 / LO Residential Detached District Lakefront Overlay
7. Proposed Zoning: N/A
8. Future Land Use: Single Family Residential

**OVERVIEW:**

The Petitioners are requesting approval of a Conditional Use Grant on a legal non-conforming lot to construct an a building addition and connect the exiting legal non-conforming garage to the house via a enclosed walkway. Section 40.210.4(a) of the LO Lakefront Overlay allows any conditional use as permitted in accordance with the underlying base district. Section 40.209(b) of the R-5 district allows for the reduction in a setback with the issuance of a Conditional Use Grant on a nonconforming lot.

**SUBMITTAL:**

The enclosed submittal includes the Conditional Use Grant application, GIS map and supplemental information for the project.

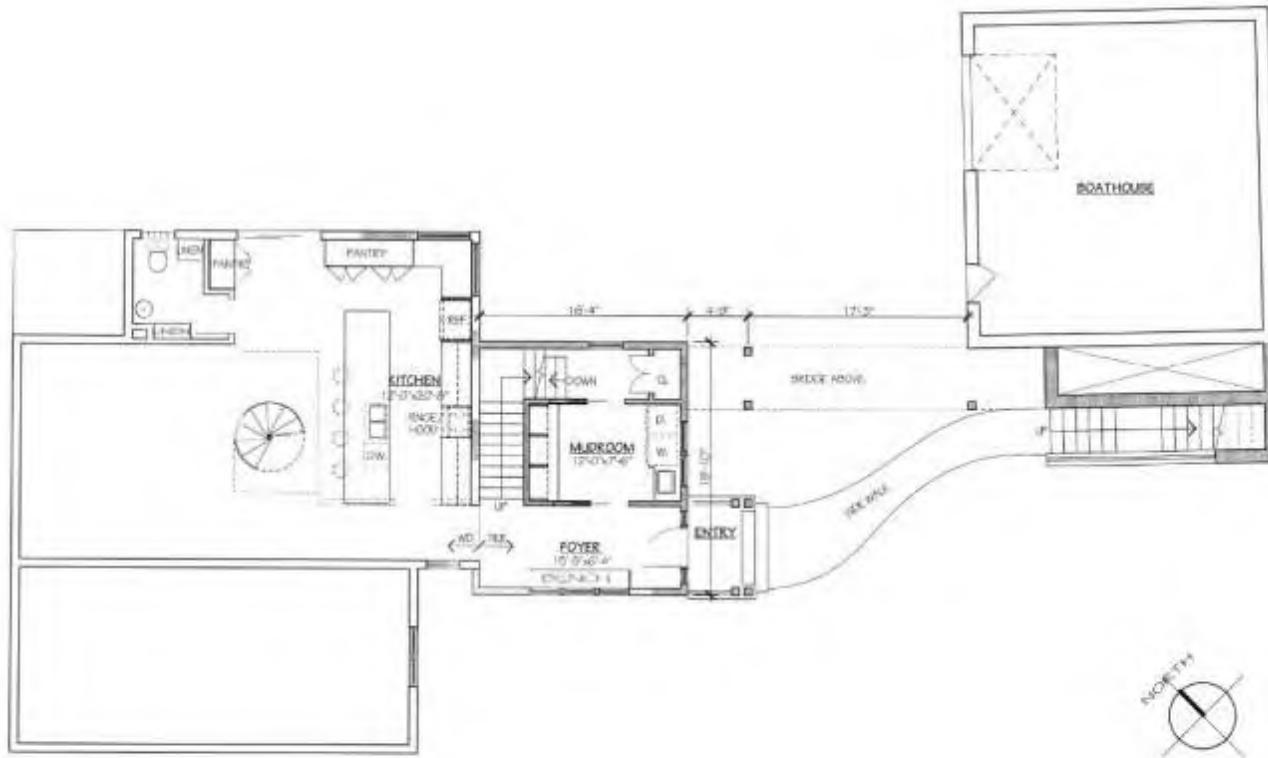
**PLANNER COMMENTS:**

In reviewing the subject site, it was determined that the current property constitutes legal non-conforming and there is eligible to seek a Conditional Use for a minimum setback reduction within the R-5 LO district. The R-5 LO district requires a minimum building setback of 35'. The applicant is seeking a CUG to reduce the minimum building setback on the front property line 0.3'.

As noted, the R-5 Single-Family Residential zoning district, Section 40.209(b) allows a legal non-conforming property to seek a conditional use to reduce the minimum building setback through the Planning Commission. This parcel is nonconforming due to its current offsets do not meet the code requirements, thus, seeking a conditional use approval for the reduction in the 0.3' is an available option.



Per the petitioner's submission, the existing two stall garage is located 0.3' from Park Avenue. The applicant is proposing to construct an approximately 19'10" x 16'4" addition onto the east side of the home. The addition would be comprised of a mudroom, foyer and entry. Additionally, with the grade change of the property the applicant is proposed a covered walkway that would connect the existing legal non-conforming garage to the home. Connecting the existing non-conforming detached structure to the main residence resulting in the garage becoming part of the primary structure and therefore, would lose its non-conforming status. In order to remedy that, the applicant is seeking a Conditional Use Grant to preserve the existing 0.3' setback that exists today.



FIRST FLOOR PLAN





Google Street View

Staff is in support of the request as the approval of the Conditional Use Grant would not increase the non-conformity of the existing detached garage and connected the two structure would not result in an detrimental impact to the subject parcel or surrounding area.

#### 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 Nick Wellenstein for the property located at **409 Park Avenue**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of February 12, 2026 are met.
2. That this conditional use allows a building addition on the above referenced property maintain the existing 0.3' feet setback from the Park Avenue.
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.

**EXHIBIT:**

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

## 409 Park Zoning Map



SEWRPC, Waukesha County Land Information Office

DISCLAIMER: The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

0 20 40 ft  
Scale: 1 in. = 62 ft.  
1: 748

Village of Pewaukee  
235 Hickory Street  
Pewaukee, WI 53072  
262-691-5660

Notes

**Application is on file at Village Hall  
- Available upon request.**



1/13/2026

Plan Commissioners-

Attached is our Conditional Use Grant Application for a construction project at our primary residence located at 409 Park Ave.

Our project involves both an interior remodel and addition. No parts of the addition further encroach on neighboring lot lines.

The interior remodel portion of the project includes removing a split level between the kitchen and living room. We'll also be remodeling a ½ bath on the main level.

The addition involves adding a mudroom area, foyer, stairwell, finished basement and new entry. We'll also be connecting the existing garage to the addition with an enclosed bridge.

Exterior finishes will match the existing house's fiber cement siding/trim, windows, and roofing material. This includes replacing the siding on the garage which currently does not match the existing house.

The existing retaining wall closest to the street will need to be modified to account for the new stairs.

Landscaping work will be required but only to repair the lawn and resizing of flower beds. Generally speaking it will match what is existing.

We are aiming to start the project late spring and have it completed by 10/31/26.

Please let me know if you have any questions.

Sincerely,

Nick Wellenstein  
262-443-3077  
[Nick@wellensteinandsons.com](mailto:Nick@wellensteinandsons.com)

THE SOUTHWESTERLY 16 FEET OF LOT 1 AND THE NORTHEASTERLY 49 1/2 FEET OF LOT 2, BLOCK B, IN HEMMINGS ADDITION TO THE VILLAGE OF PEWAKEE, A PART OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

TAX KEY NO. PWV 0899.149

ADDRESS 5409 PARK AVENUE

## PLAT OF SURVEY

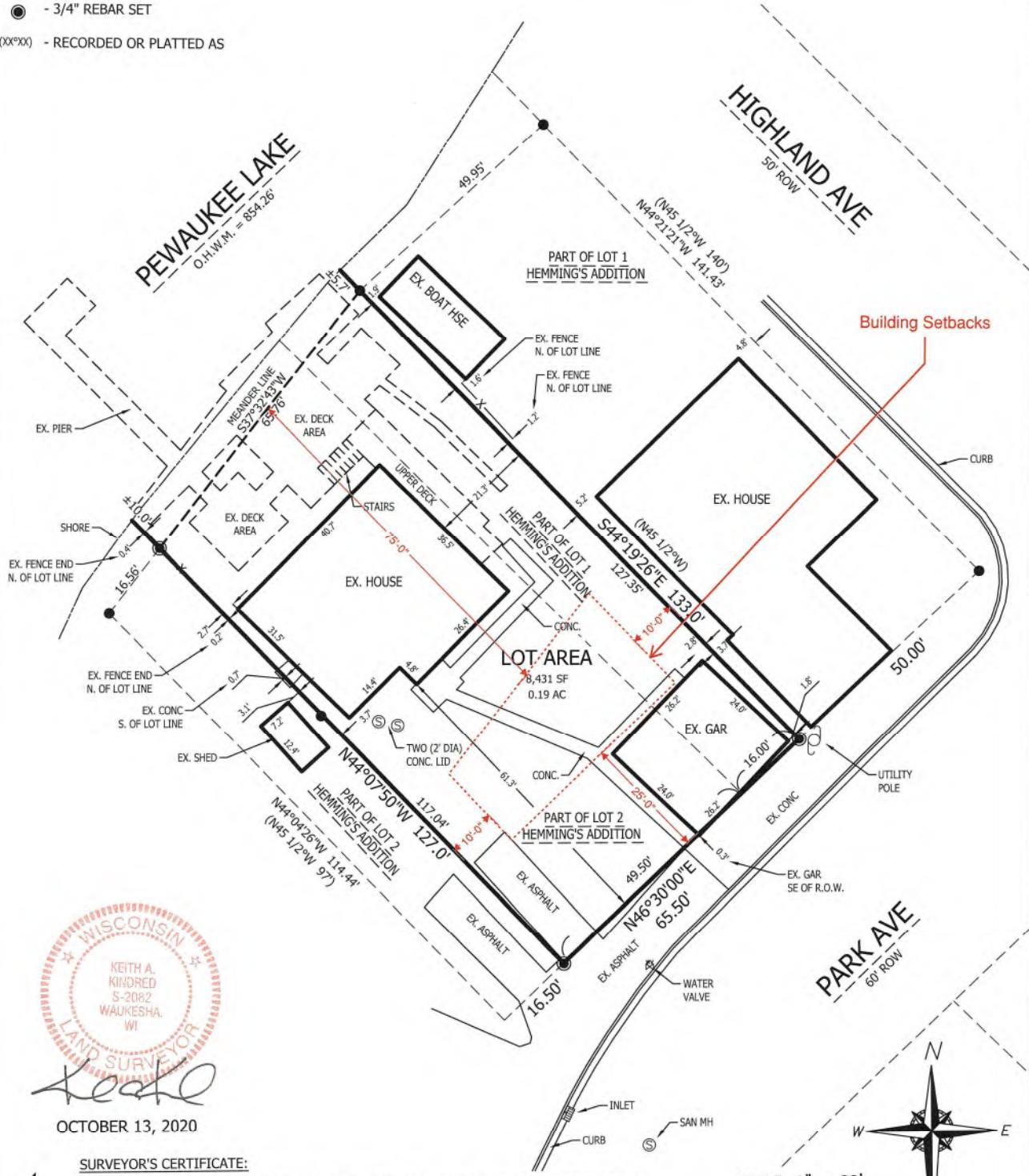
BEING A PART OF LOT 1 AND LOT 2, BLOCK B,  
IN HEMMINGS ADDITION TO THE VILLAGE OF PEWAUKEE  
LOCATED IN THE SE 1/4 OF THE SE 1/4, OF  
SECTION 8, T.7N., R.19E.,  
VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WI.

## LEGEND

- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 3/4" REBAR SET
- (X9X) - RECORDED OR PLATTED AS

SURVEYOR:  
KEITH A. KINDRED, PLS S-2082  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

SURVEY FOR:  
NICHOLAS C. WELLENSTEIN  
409 PARK AVE  
PEWAUKEE, WI. 53072



OCTOBER 13, 2020

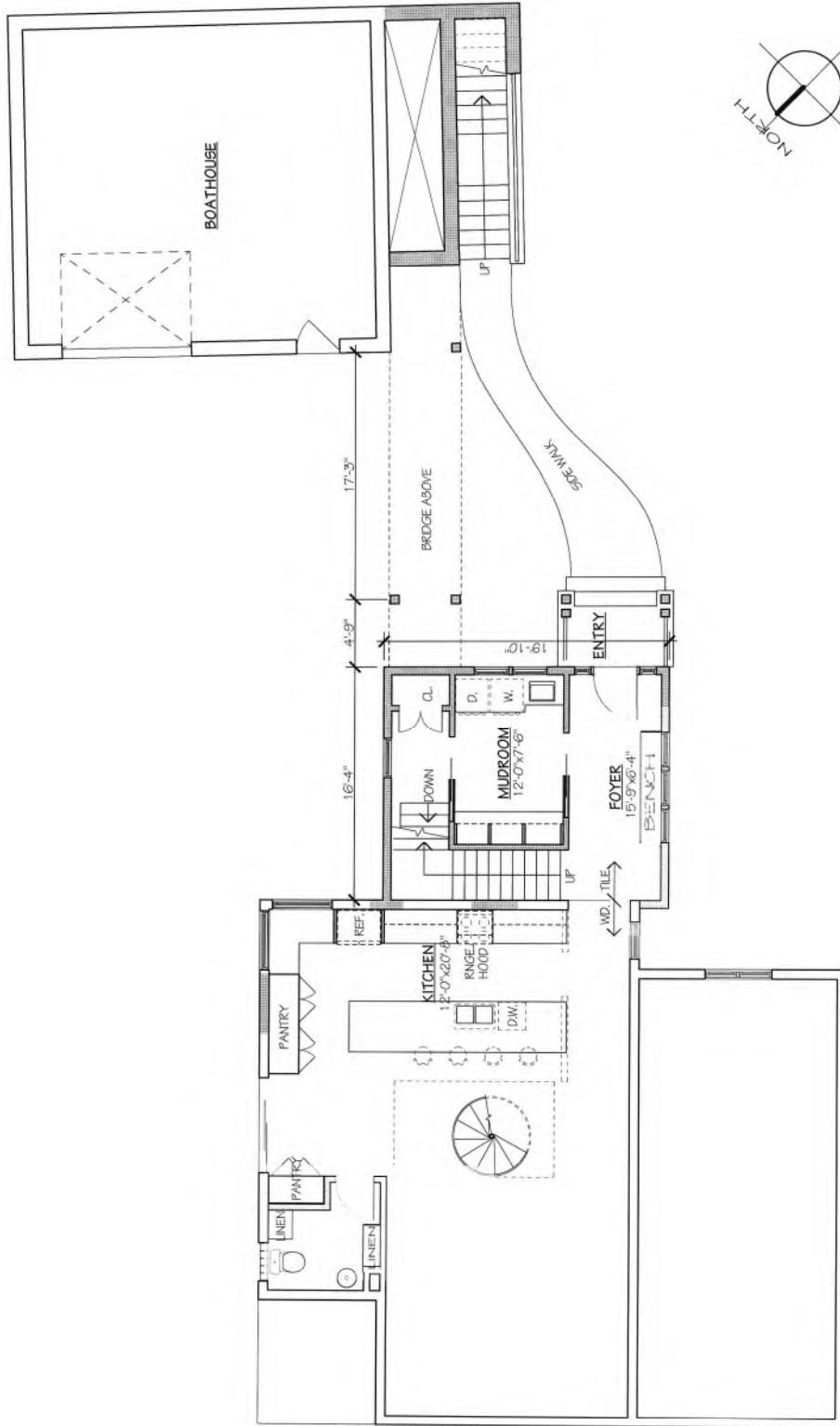
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE PLAN IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

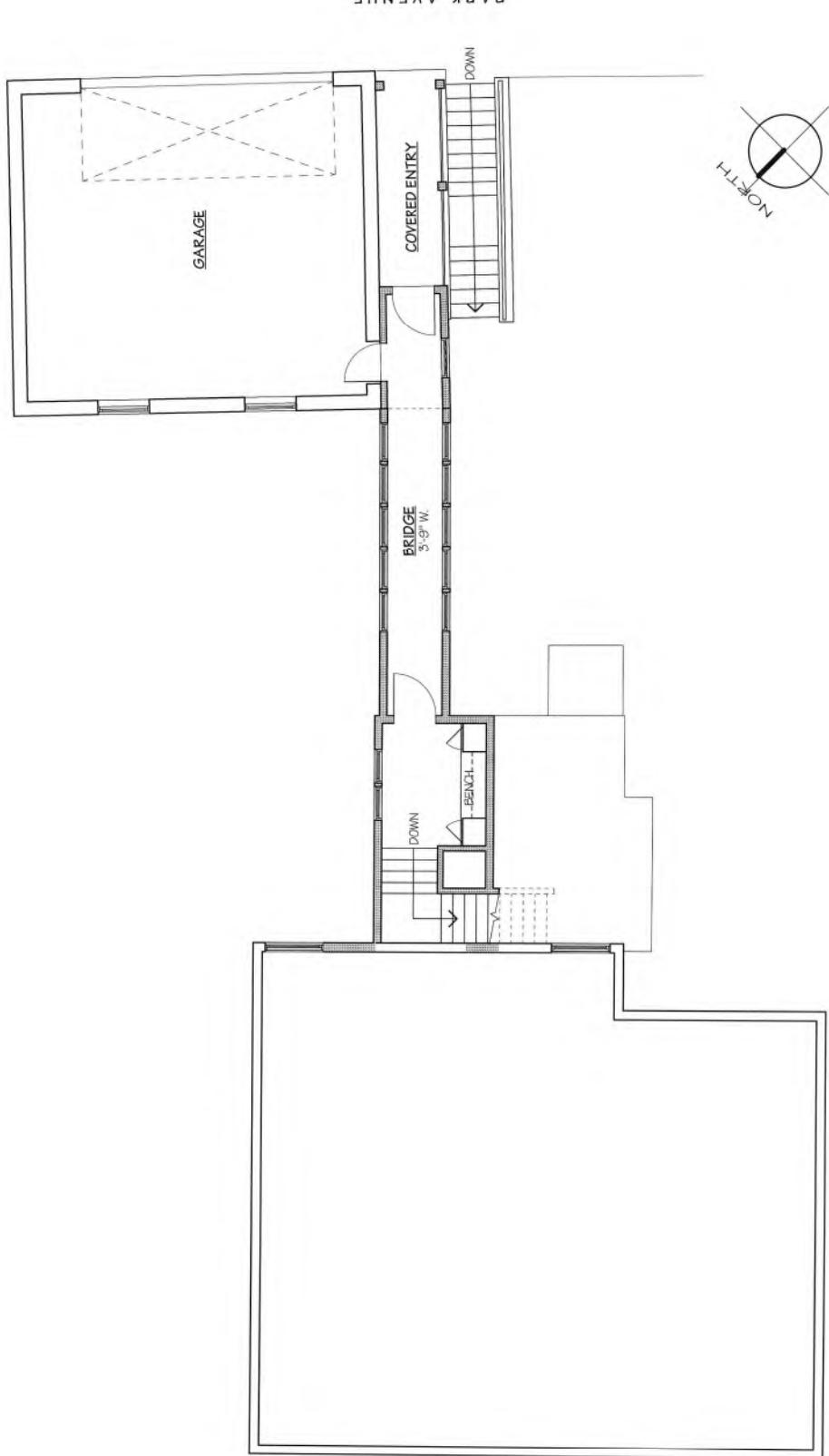
SCALE: 1" = 20'

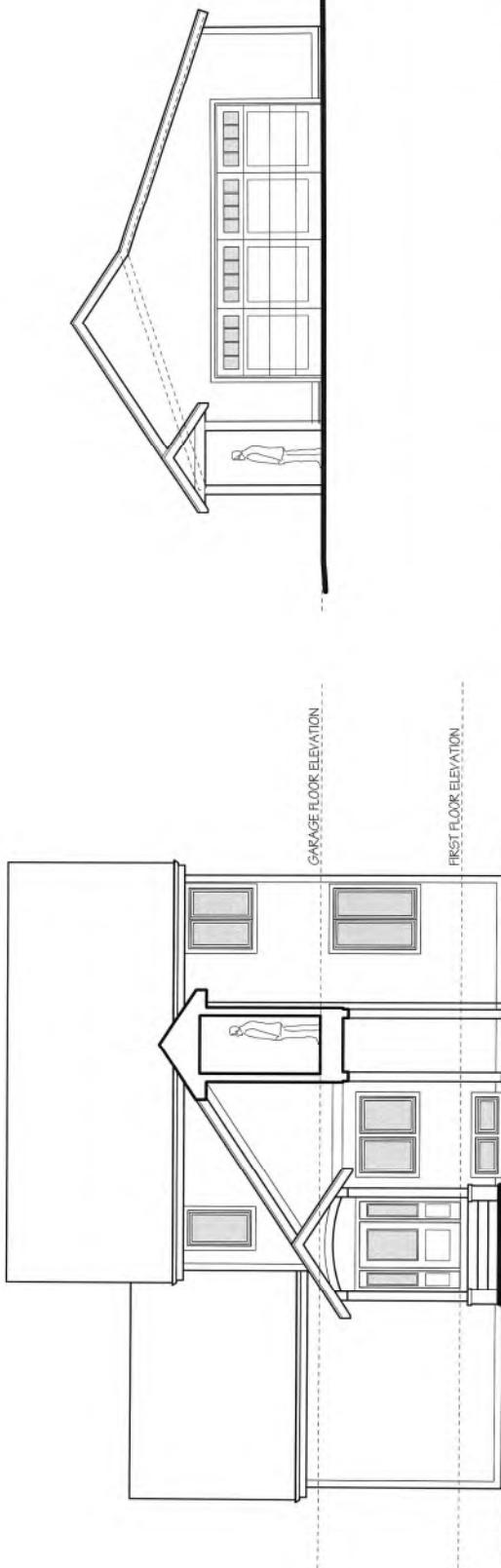




FIRST FLOOR PLAN

1/8" = 1'-0"



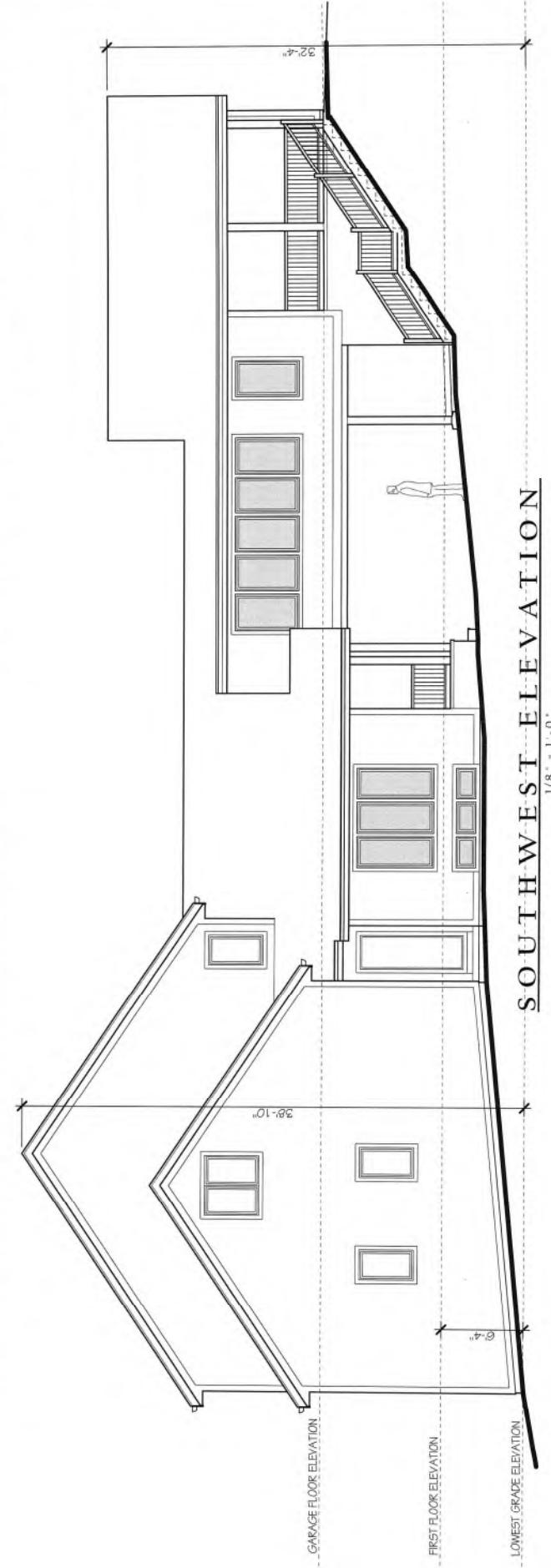


SOUTHEAST ELEVATION - AT HOUSE

1/8" = 1'-0"

SOUTHEAST ELEVATION - AT GARAGE

1/8" = 1'-0"

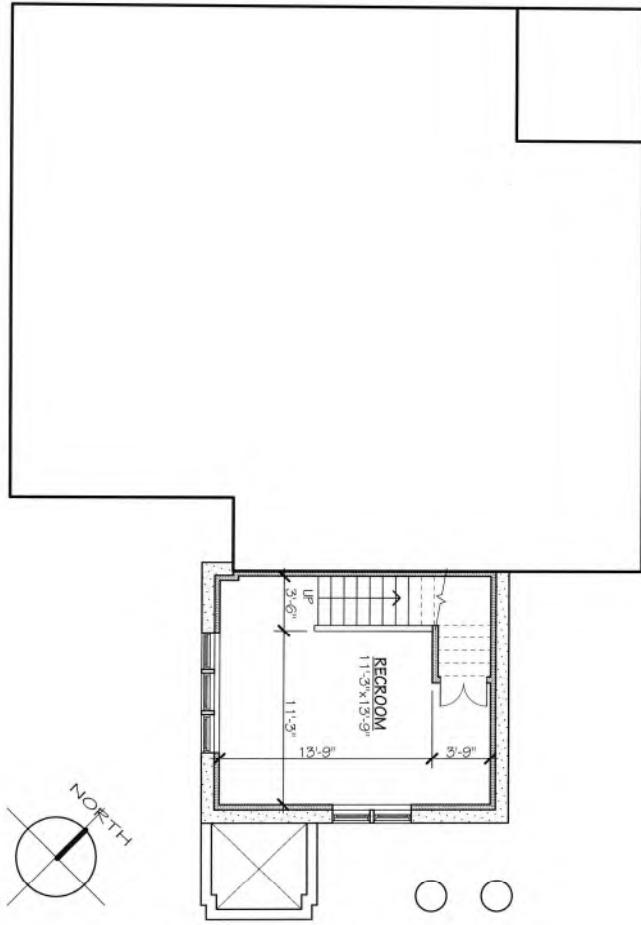


SOUTHWEST ELEVATION

1/8" = 1'-0"

# BASEMENT PLAN

1/8" = 1'-0"



REMODELING AND ADDITION FOR:  
**WELLENSTEIN RESIDENCE**  
409 PARK AVENUE  
PEWAUKEE, WISCONSIN 53072

PROJ. NO.  
2514  
DATE  
01-12-26  
SHEET

**WYDEVEN**  
ARCHITECTS  
7667 West State Street, Suite 303  
Wauwatosa, Wisconsin 53213  
Phone: 414-614-4877 Email: bracco@WydevenArchitects.com

TO: Village of Pewaukee Plan Commission  
CC: Matt Heiser – Village Administrator & Jenna Peter - Clerk  
FROM: Mark Lyons, Planning Consultant  
RPT DATE: February 5, 2026  
MTG DATE: February 12, 2026  
RE: 5d – Attachment to the Village of Pewaukee

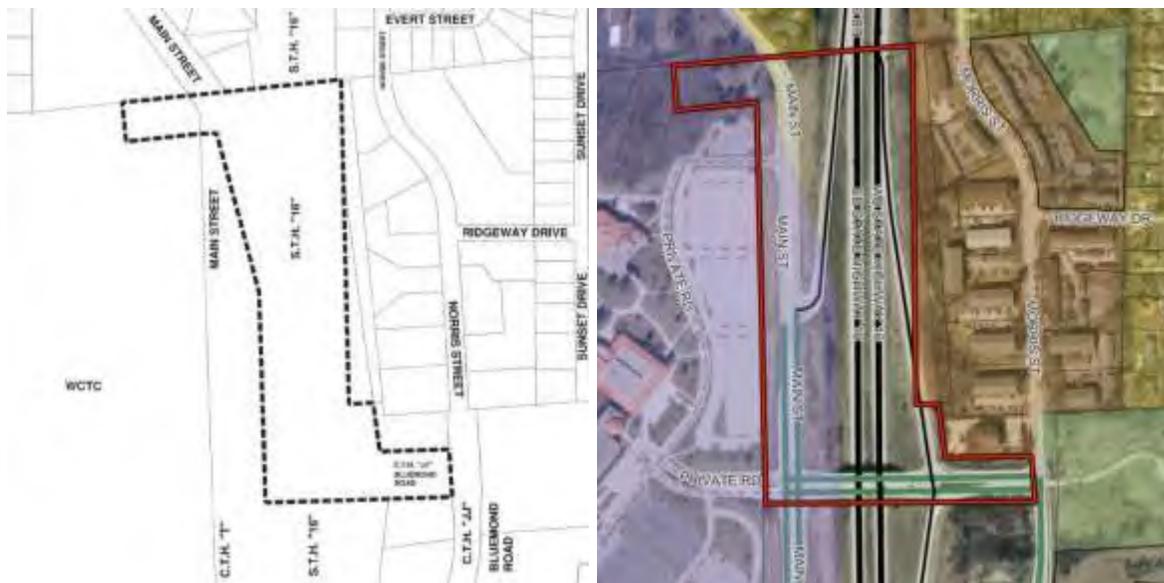
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**BACKGROUND:**

1. Petitioner: Village of Pewaukee
2. Property Owner: Village of Pewaukee
3. Location/Address: North and adjacent to 800 Main Street (N35W255 MAIN ST City of Pewaukee)
4. Tax Key Numbers: PWV 0925.998
5. Area: ~0.9618 acres & associated right-of-way
6. Existing Zoning: I-1 & Rs-3 City of Pewaukee
7. Proposed Zoning: N/A
8. Future Land Use: N/A
9. Proposed Future Land Use: NA

**OVERVIEW:**

On January 19, 2026 The City of Pewaukee approved Ordinance 26.01 to detached an approximately 0.9618 acre parcel and associated right-of-way from the City of Pewaukee in order to allow for the subject area to be attached into the Village of Pewaukee. It appears that all requirements from Wisconsin Statue 66.0227 have been comply with regarding the detachment from the City of Pewaukee and potential attachment to the Village of Pewaukee. As part of the attachment process the Village Board must refer the matter to the Village of Pewaukee Plan Commission for a recommendation prior to taking formal action on the attachment. The Plan Commission's consideration in this instance is specific to making a recommendation to the Village Board regarding if the subject area should be attached to the Village and if the attachment is consistent with the Village's long range plans.



### PLANNER COMMENTS:

In reviewing the subject area, staff notes the entire adjoining area is presently within the Village of Pewaukee and the subject area constitutes would is commonly referred to as an "island" of City of Pewaukee property within the Village of Pewaukee. Additionally, the subject property has common ownership with the properties immediately to the south and west. Inclusion of the subject property in the Village of Pewaukee would be a logical extension of the Village's boundary. As this request is solely for a recommendation on if the subject area should be attached to the Village, it is worth noting that if the attachment is accepted by the Village Board, the property would have to come back before the Plan Commission and Village Board to assign an appropriate zoning designation in the near future.

The existing island also results in a very small section of Main Street being located within the City and logically would be best served as being part of the Village. In order to close the municipal boundaries of the area, right-of-way for State Highway 16 and County Highway JJ are included in the attachment. The inclusion of the subject right-of-way will result in clean consistent boundary lines between the Village and City.

### STAFF RECOMMENDATION:

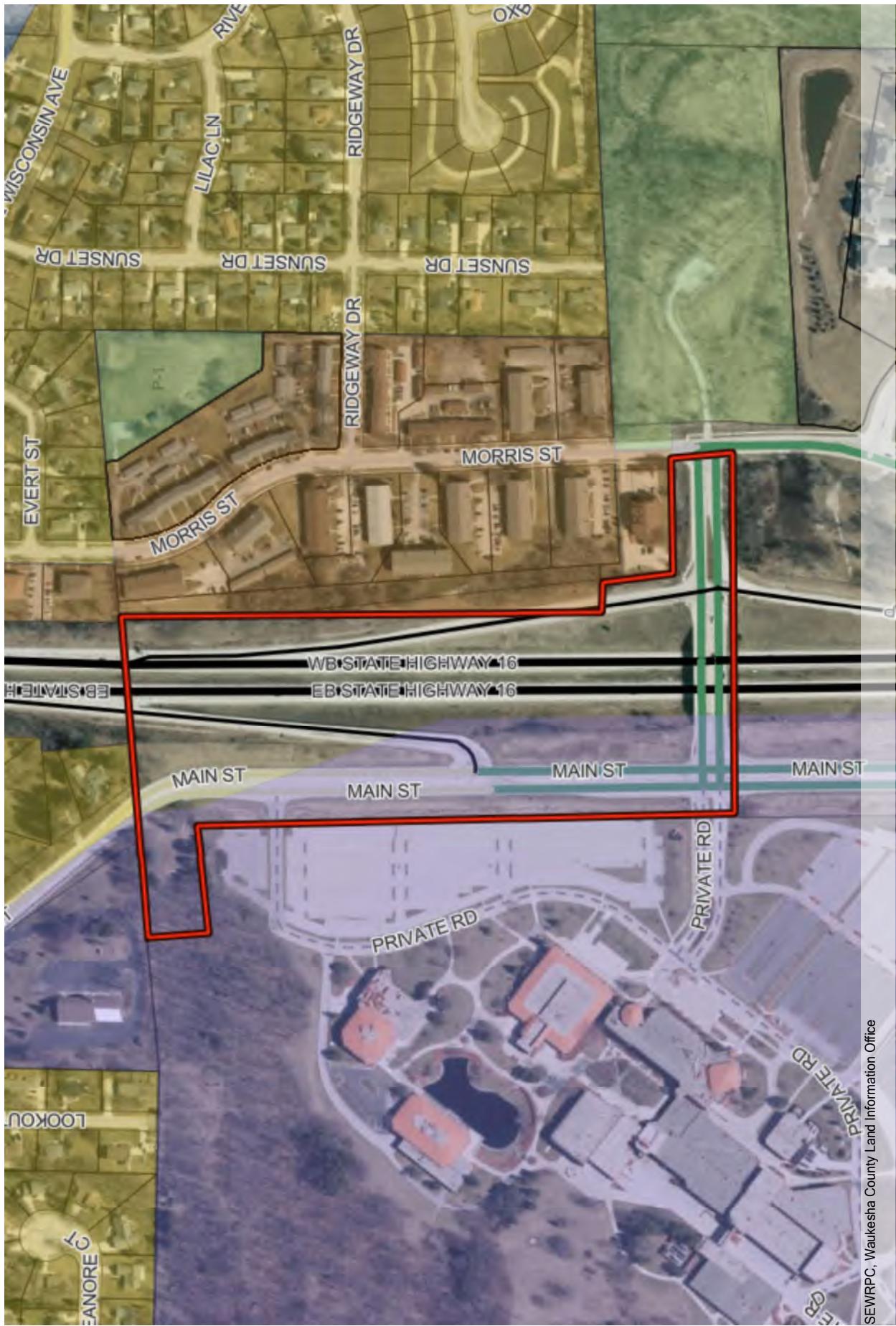
Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission **Recommends Approval to Village Board** for the attachment of property located at PWV 0925.998 and associated right-of-way.

### EXHIBIT:

- GIS Property Location Map
- City of Pewaukee Ordinance 26.01
- Draft Village of Pewaukee attachment ordinance

## Attachment Zoning Map



SEWRPC, Waukesha County Land Information Office

DISCLAIMER: The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Village of Pewaukee  
235 Hickory Street  
Pewaukee, WI 53072  
262-691-5660

Notes

0 150 300 ft  
Scale: 1 in. = 481 ft.  
1: 5774

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

**ORDINANCE NO. 26-01**

**AN ORDINANCE PROVIDING FOR DETACHMENT OF A PORTION OF THE  
CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN,  
TO THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN**

WHEREAS, the City has received a petition for detachment of land from the City of Pewaukee in the County of Waukesha, State of Wisconsin, to the Village of Pewaukee in the County of Waukesha, State of Wisconsin, for the following-described property;

The Property is described as follows: Tax Parcel No: PWC 0925-998

All that part of Northeast  $\frac{1}{4}$  of Section 16, Town 7 North, Range 19 East, City of Pewaukee, County of Waukesha, State of Wisconsin, bound and described as follows:

Commencing at the North quarter corner of said Section 16 and running thence North  $83^{\circ} 49'$  East along the North line of said Northeast  $\frac{1}{4}$  339.82 feet to the point of beginning; thence continuing North  $83^{\circ} 49'$  East along said line 259.30 feet to a point on the West right-of-way of U.S. Highway #16; thence South  $30^{\circ} 41'$  East along said right-of-way line 164.84 feet to a point; thence South  $83^{\circ} 49'$  West parallel to the North line of said Northwest  $\frac{1}{4}$  321.50 feet to a point; thence North  $6^{\circ} 11'$  West 150 feet to the point of beginning.

EXCEPTING therefrom that part conveyed by Award of Damages recorded February 3, 1978 on Reel 283, Image 1238, as Document 1034318.

ADDRESS: N35 W255 Main Street, Pewaukee, WI 53072

WHEREAS, the Property contains approximately .9618 acres with a current population of zero persons; and

WHEREAS, a scale map reasonably showing the boundaries of the Property in relation to the City of Pewaukee and the Village of Pewaukee is attached as Exhibit A; and

WHEREAS, the said petition has been executed by all owners of the Property; and

WHEREAS, it appears that all requirements of §66.0227, Wis. Stats., have been fully complied with; and

WHEREAS, it appears in the best interest of the City of Pewaukee that the Property be detached from the City; and

WHEREAS, the City Common Council by at least a three-fourths majority has approved the detachment petition.

NOW, THEREFORE, the City Common Council of the City of Pewaukee, Waukesha County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.** The Property legally described above situated in the City of Pewaukee be and the same is hereby detached from the City and attached to the Village of Pewaukee, Waukesha County, State of Wisconsin;

**SECTION 2.** The Clerk for the City of Pewaukee is directed to provide a copy of this Ordinance to the Village of Pewaukee so that the Village may act upon the Ordinance within the time period requirements set forth in §66.0227(2), Wis. Stats. The City Clerk is further directed to make the mailings, filings and recordings required pursuant to §66.227(5), Wis. Stats.

**SECTION 3.** **Severability.**

The several sections of this ordinance are severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**SECTION 4.** **Effective Date.**

This ordinance shall take effect immediately following passage and posting or publication as provided by law.

Dated this 19<sup>th</sup> day of January, 2026.

CITY OF PEWAUKEE

By: S. B.  
Steve Bierce, City Mayor

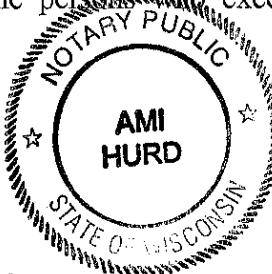
Attest: Kelly Tarczewski  
Kelly Tarczewski, City Clerk

#### ACKNOWLEDGMENT

State of Wisconsin      )  
                            ) s  
Waukesha County      )

Personally came before me this 19<sup>th</sup> day of January, 2026, the above-named Steve Bierce and Kelly Tarczewski to me known to be the persons who executed the foregoing instrument and acknowledged the same.

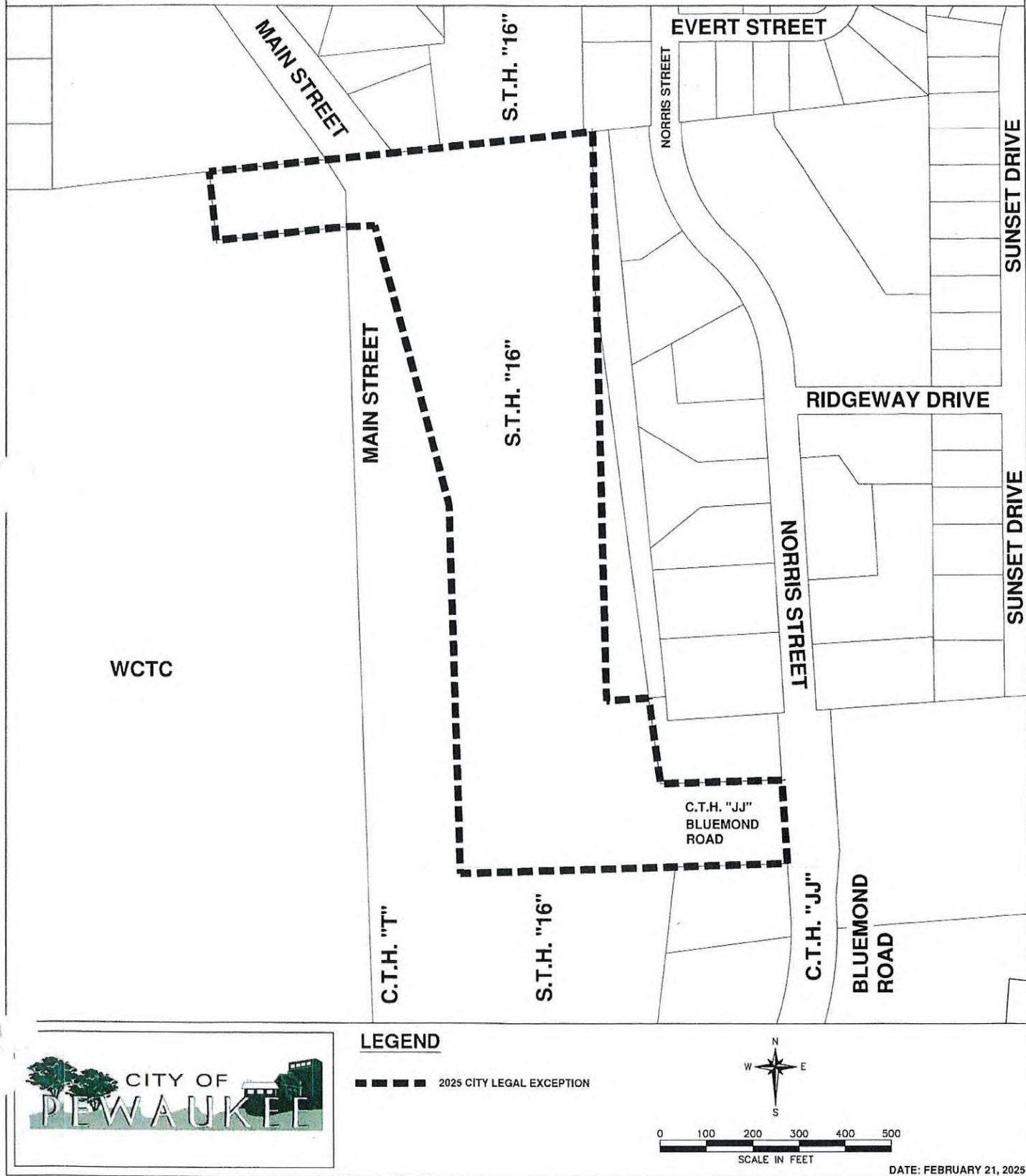
Ami Hurd  
Notary Public, State of Wisconsin.  
My Commission 3/19/27.



Published and/or posted this 24<sup>th</sup> day of January, 2026.

Exhibit A

2025 CITY LEGAL EXCEPTION  
N35W255 MAIN STREET / PWC 0925998  
AND STREET & HIGHWAY ROW  
CITY OF PEWAUKEE  
WAUKESHA COUNTY, WISCONSIN



CITY BOUNDARY EXCEPTION LEGAL DESCRIPTION 2025

February 18, 2025

All that part of the NE  $\frac{1}{4}$  of Section 16, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Bound and Described as Follows:

Commencing at the Southwest Corner of the Northeast  $\frac{1}{4}$  of Section 16, T7N, R19E; Thence N87°04'25"E Along the South Line of Said NE  $\frac{1}{4}$  Section, 963.12 Feet, to a point at the Southeast Corner of Lands Described in Warranty Deed No. 719050; Thence N01°34'31"W Along the East Line of Said Lands, 1015.98 Feet, to the Point of beginning of the Lands to be described; Thence Continuing along said East Line N01°34'31"W, 740.10 Feet; Thence N21°04'03"W Along Said East Line, 680.12 Feet; Thence S88°49'22"W, Along the Northerly Line of Said lands and the South Line of Lands Designated by Tax Key PWC 0925.998, 325.27 Feet; Thence N06°10'32"W, Along the West Line of Said Lands Designated by Tax Key PWC 0925.998, 150.00 Feet to a point on the North Line of Said Northeast  $\frac{1}{4}$  of Section 16, that is 339.82 Feet N83°49'22"E of the Northwest Corner of Said Northeast  $\frac{1}{4}$ ; Thence N83°49'22"E Along Said North Line, 835.68 feet, to the Northwest corner of Outlot 1, Block 3, of Valley Forge Subdivision; Thence S00°29'04"E, Along the west line of Said Outlot 1, 593.05 feet; Thence S01°58'10"E Along the West line of Said Outlot 1, 642.76 Feet, to the Southwest Corner of Said Outlot 1; Thence N86°00'56"E, Along the South Line of Said Outlot 1, 92.70 feet; Thence S07°23'26"E, Along the West Line of a Parcel Described in Doc. 4649047, 187.27 Feet, to a Point on the North R/W of Line of C.T.H "JJ"; Thence N88°10'18"E, Along Said North R/W Line, 263.10 Feet, to a point on the West R/W Line of Bluemound Road; Thence Southeasterly, Along the Said West R/W of Bluemound Road, 180.38 Feet more or less, to the Northeast Corner of CSM No. 12066, also being the South R/W line of C.T.H "JJ"; Thence S88°10'18"W along the South R/W Line of C.T.H "JJ" extended 642.28 Feet, to the point of Beginning.

Dave Geis  
Senior Engineering Technician  
City of Pewaukee

**STATE OF WISCONSIN**

**VILLAGE OF PEWAUKEE**

**WAUKESHA COUNTY**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO ACCEPT DETACHMENT OF A PORTION OF THE  
CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN,  
TO THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN**

WHEREAS, the City of Pewaukee ("City") received a petition for detachment of land from the City of Pewaukee in the County of Waukesha, State of Wisconsin, to the Village of Pewaukee in the County of Waukesha, State of Wisconsin, for the following-described Property;

The Property is described as follows: Tax Parcel No: PWT. 0925. 998

All that part of Northeast  $\frac{1}{4}$  of Section 16, Town 7 North, Range 19 East, City of Pewaukee, County of Waukesha, State of Wisconsin, bound and described as follows:

Commencing at the North quarter corner of said Section 16 and running thence North  $83^{\circ} 49'$  East along the North line of said Northeast  $\frac{1}{4}$  339.82 feet to the point of beginning; thence continuing North  $83^{\circ} 49'$  East along said line 259.30 feet to a point on the West right-of-way of U.S. Highway #16; thence South  $30^{\circ} 41'$  East along said right-of-way line 164.84 feet to a point; thence South  $83^{\circ} 49'$  West parallel to the North line of said Northwest  $\frac{1}{4}$  321.50 feet to a point; thence North  $6^{\circ} 11'$  West 150 feet to the point of beginning.

EXCEPTING therefrom that part conveyed by Award of Damages recorded February 3, 1978 on Reel 283, Image 1238, as Document 1034318.

ADDRESS: N35 W255 Main Street, Pewaukee, WI 53072

WHEREAS, the Property contains approximately .9618 acres with a current population of zero persons; and

WHEREAS, a scale map reasonably showing the boundaries of the Property in relation to the City of Pewaukee and the Village of Pewaukee is attached as Exhibit A; and

WHEREAS, the City adopted Ordinance 26.01, authorizing the detachment of the Property on January 19, 2026; and

WHEREAS, it appears that all requirements of §66.0227, Wis. Stats., have been fully complied with; and

WHEREAS, it appears in the best interest of the Village of Pewaukee that the Property be detached from the City and attached to the Village.

NOW, THEREFORE, the Village Board of the Village of Pewaukee, Waukesha County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.** The Property legally described above situated in the City of Pewaukee is hereby accepted for detachment from the City and attached to the Village of Pewaukee, Waukesha County, State of Wisconsin;

**SECTION 2.** The Clerk for the Village of Pewaukee is directed to provide a copy of this Ordinance to the City of Pewaukee. The Village Clerk is further directed to make the mailings, filings and recordings required pursuant to §66.227(5), Wis. Stats.

**SECTION 3.** Severability.

The several sections of this ordinance are severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**SECTION 4.** Effective Date.

This ordinance shall take effect immediately following passage and posting or publication as provided by law.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

VILLAGE OF PEWAUKEE

By: \_\_\_\_\_  
Jeff Knutson, President

Attest: \_\_\_\_\_  
Jenna Peter, Clerk

ACKNOWLEDGMENT

State of Wisconsin    )  
                          ) s  
Waukesha County    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above-named Jeff Knutson and Kelly Jenna Peter to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin.  
My Commission \_\_\_\_\_.

Published and/or posted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.