



PLAN COMMISSION AGENDA

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

To view the meeting: <https://www.youtube.com/watch?v=IAIHuf6nGyg>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
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 – November 13, 2025
4. Old Business.
 - a. None
5. New Business.
 - a. Review, discussion, and possible recommendation on a Comprehensive Plan Land Use amendment request of Pewaukee School District, to amend the existing land use designation from Single Family Residential to Institutional. This request is located north of the intersection of Lake Street and School Street / PWV 0899235002. This 0.598-acre parcel is split zoned, R-5 Single Family Residential and IPS Institutional and Public Service District. The property owner and applicant is the Pewaukee School District.
 - b. Review, discussion, and possible recommendation on a zone change request of Pewaukee School District, to rezone from the existing split zoning of R-5 Single Family Residential and IPS Institutional and Public Service District to IPS Institutional and Public Service District. This request is located north of the intersection of Lake Street and School Street / PWV 0899235002. This 0.598-acre parcel is split zoned, R-5 Single Family Residential and IPS Institutional and Public Service District. The property owner and applicant is the Pewaukee School District.
 - c. Review, discussion and possible action on a certified survey map proposed to consolidate and reconfigure the existing 2 contiguous lots 497 Park Avenue into 1 lot. The applicant/property owner is MCE LLC. The property is currently zoned IPS, Institutional and Public Service District and R-5 Residential Detached District with a Lakefront Overlay.

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: November 20, 2025

PLAN COMMISSION AGENDA
November 13, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://youtu.be/MBCf5haiE-0>

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

Trustee Rohde called the meeting to order at approximately 6:00 p.m.

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

Excused: President Jeff Knutson.

Also present: Village Attorney, Matt Gralinski; Village Planner, Mark Lyons; Village Administrator, Matt Heiser; Director of Public Works/Village Engineer, Dave Buechl; and Deputy Clerk, Mackenzie Quigley.

2. Public Hearings -

- a. **Conditional Use Grant request of applicant Aspen Homes, Inc, to construct a multi-family building (i.e. a duplex). A multi-family building is only permissible through the issuance of a Conditional Use Grant (Section 40.265). This request is located at 203 E. Wisconsin Avenue / PWV 0899982. This 0.316-acre parcel is zoned, B-2 Downtown Business District. The property is owned by Joanne & Dwight Zoellner and applicant is Aspen Homes, Inc – Brayden Basso.**
 - No comment
- b. **Conditional Use Grant request of applicant Aspen Homes, Inc, to construct a single-family home. The proposed home requires reduced setbacks which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210). This 0.115-acre parcel, located at 247 Park Avenue / PWV 0899214, is zoned R-5 Residential Detached District with a Lakefront Overlay. Property Owner Megan & Luke Porath and applicant is Aspen Homes, Inc – Shelly Basso.**
 - **Luke Porath @ 247 Park Ave (owner)** – presented their request to expand the home for year-round use and explained the details of the CUG application.
 - **Shelly Basso from Aspen Homes (applicant)** – introduced and made herself available for additional questions.
- c. **Conditional Use Grant request of applicant Caven & Annette Boggess, to construct a 1250 sq. ft. attached garage and second story living space. The structure is proposed at 2.58 feet from the Kopmeier 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 0.149-acre parcel, located at 616 Kopmeier Drive / PWV 0894044, is zoned R-5 / LO Residential Detached District Lakefront Overlay. Property Owners/Applicants are Caven & Annette Boggess.**
 - No Comment

3. Citizen Comments –

- **Scott Bartlett, 175 E. Wisconsin Avenue**, expressed concerns regarding the demolition occurring on the adjacent property located at 203 E. Wisconsin Avenue.

4. Approval of the Minutes -

a. Plan Commission Meeting – October 9, 2025

Comm. Liebert motioned/seconded by Comm. Hoff to approve the October 9, 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 request of applicant **Aspen Homes, Inc**, to construct a multi-family building (i.e. a duplex). A multi-family building is only permissible through the issuance of a Conditional Use Grant (Section 40.265). This request is located at 203 E. Wisconsin Avenue / PWV 0899982. This 0.316-acre parcel is zoned, B-2 Downtown Business District. The property is owned by **Joanne & Dwight Zoellner** and Applicant is **Aspen Homes, Inc – Brayden Basso**.

Lyons provided an overview of the revised duplex proposal at 203 E. Wisconsin Avenue, noting minor changes from the prior approval (2022), including updated architectural design, elevation adjustments, and reduced east and west setbacks to ensure compliance with Village code.

The Commission and staff discussed what was previously approved in 2022 and clarifications regarding the proposed changes for architectural design and curb cuts in the current request.

Shelly Basso, applicant, asked if they are allowed to have two separate driveway approaches, as they were previously approved at 24ft approaches.

Joanne Zellner, prior owner of 203. E Wisconsin Ave, informed the Commission that the laterals have been closed off.

Discussion was held between the commission and the applicant regarding the driveway approach/curb cut.

Heiser and Gralinski shared the Department of Public Works comments, as they are appropriate to this type of use. Discussion between the applicant and staff briefly followed the motion on this matter.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission approves a duplex for the property located at 203 E. Wisconsin Avenue subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of November 13, 2025, as noted in the minutes.
2. Approval of the Conditional Use Grant shall be subject to the final approval by the Village Board finding the proposed development is consistent with the ordinance requirements in Section 40.265(15).
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. 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.
5. 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.
6. 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.
7. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
8. 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.

Department of Public Works Recommendations:

1. After construction, 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.
2. Currently, there are several existing parking spaces along E. Wisconsin Avenue in front of this parcel. Provide plan showing existing and proposed striping in street. Sand blasting and restriping will be needed to remove allowed parking in front of future driveways. Add this work to plan.
3. Provide post construction as-built survey showing proposed plan grades were constructed.
4. A proposed driveway approach is shown. Label width of driveway approach and driveway at back of sidewalk and at curb and gutter. A right of way permit is needed for construction of driveway approach. The sidewalk and curb works should follow Village specifications. Add additional spot grades for proposed driveway and sidewalk. The sidewalk cross slope grades cannot exceed 2%.
5. An existing driveway opening in concrete curb and gutter is located that does not align with the proposed driveway approach. The existing concrete curb and gutter and sidewalk needs to be removed and replaced in this section. Add to drawing. A right of way permit is needed. The sidewalk and curb works should follow Village specifications.
6. An easement is labeled along the back lot line. Please label type of easement and add document information.
7. Add floodplain location and elevation to drawing. Confirm if filling in floodplain is proposed.
8. Show curb stop valve box for two water services on drawing.
9. Show proposed location of gutter downspouts.

Comm. Grabowski motioned/seconded by Comm. Belt to approve the Conditional Use Grant request for 203 E. Wisconsin Avenue to include the Director of Public Works recommendations and the Planners recommendations, as well as an overall driveway to not exceed 50 feet in width.

Motion carried 6-0.

- b. **Review, discussion and possible action on Conditional Use Grant request of applicant Aspen Homes, Inc, to construct a single-family home. The proposed home requires reduced setbacks which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210). This 0.115-acre parcel, located at**

247 Park Avenue / PWV 0899214, is zoned R-5 Residential Detached District with a Lakefront Overlay. Property Owner Megan & Luke Porath and applicant is Aspen Homes, Inc – Shelly Basso.

Lyons provided a brief overview of the proposal, noting the request to reduce setbacks on all sides and maximize impermeable surface on the lot. Lyons stated that this request is consistent with neighboring nonconforming lakefront properties; however, it is important for Plan Commission to consider – is the northwest setback warranted?

Comm. Jelacic asked for clarification on the location of the storm sewer - is it on this property or the neighboring property?

Comm. Grabowski confirmed that it is on the adjacent property.

Discussion and concerns from the Commission followed.

Attorney Gralinski clarified that the Conditional Use Grant pertains solely to the reduction of setbacks, not the overall project. He expressed concerns regarding several Department of Public Works recommendations, advising that items 1, 2, 7, 9, and 10 should not be adopted as they are unrelated to setback reductions.

Discussion was held amongst the commission regarding the Department of Public Works recommendations and potential impact.

Luke Porath @ 247 Park Ave (owner) asked the Commission if the consideration would be different if they moved 1.5ft from the East side of the house to the West.

The Commission members shared their thoughts on the owners question.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission may recommend approval of the Conditional Use Grant Request Aspen Homes Inc for the property located at 247 Park Avenue subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of November 13, 2025, are met.
2. That this conditional use allows a new home on the above-mentioned property to be constructed 5.75' feet from the Park Avenue property line.
3. That this conditional use allows a new home on the above-mentioned property to be constructed 7.24' feet from the southwest side property line.
4. That this conditional use requires the new home on the above-mentioned property to be constructed 11.77' feet from the water side rear property line, maintaining the same offset as the existing home.
5. That this conditional use requires the new home on the above-mentioned property to be constructed 10' or more from the northeast side property line.

6. That this conditional use requires the applicant to revise the maximum allowed lot coverage to be in compliance with the setback / offsets requirements as outline in items 2-5 above and shall only exceed the maximum allowable 30% to the minimum amount necessary to comply with the above referenced setback / offset requirements. An updated site plan including the updated calculations for the maximum building coverage shall be submitted to Village Staff for review and approval prior to issuance of permits.
7. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission or as required to be modified herein.
8. 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.
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. 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.
11. 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.
12. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
13. 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.

Department of Public Works Recommendations:

1. Provide televising video showing Sanitary sewer lateral from building 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.
2. Show existing Village storm sewer pipe and outfall from Park Avenue to lake on drawing. Convey storm sewer and drainage easement to Village for existing storm sewer pipe and drainage swale. Provide exhibit and boundary description to Village for easement. The Village Attorney can prepare the easement document. The Village has another nearby storm sewer pipe, similar to the storm sewer pipe on this lot that needs to be relayed. Adequate width is needed to allow the pipe to be relayed if and when needed, and overland drainage from street to lake. Typically, a storm sewer and drainage easement is 20 feet to allow a backhoe to relay pipe. The proposed drawing shows a proposed width of 8.75 feet from house to lot line. Currently, there is approximately 24 feet of width which would allow access to relay pipe and provide adequate drainage path. The easement width on this lot should be at least 17 feet.
3. Since there are four catch basins in front of this lot, this appears to be a low point for street out to the lake. If the Village storm sewer would plug, overland flow paths are needed to allow the street to drain which in this case, appears to be along both sides of the existing and proposed house. The existing east side layout allows for approximately 24 feet. The proposed filling with the 855 contours should be adjusted remove filling and to better allow a wider drainage swale to lake and not push drainage onto adjoining lots.
4. The draft stamp should be removed from Plat of Survey for submittal.
5. Confirm if front easterly lot corner was set.
6. What is the existing elevation of first floor and garage floor?
7. The location of the driveway approach is shifting to the west.
 - a. A right of way permit and driveway permit are needed to install the driveway. Follow the Village driveway specifications. Label the width of the driveway on drawing.
 - b. The existing concrete curb and gutter on the east end of the drawing will need to be removed and replaced to restore to vertical face curb and gutter. The frame of the catch basin will need to change.

- c. On the west end of the driveway, the existing catch basin will need a new frame since the structure will now be in the driveway.
- d. If any of these existing storm sewer structures are in need of repair, this work should be coordinated with Village to allow rebuild or replacement of structure prior to pouring of new concrete driveway. The Village will review the structures and existing storm sewer pipe soon. The Village will also review the condition of the existing storm sewer pipe along two sides of the property.
- 8. Label the location of the curb stop valve box for the water service on drawing.
- 9. A title report should be obtained to confirm if any existing easements are located on the property. Submit copy of title report to Village. The survey does not show an easement for the existing storm sewer pipe. The pipe is also not shown.
- 10. The tree near the storm sewer pipe should be removed so the roots do not compromise the pipe. Show on drawing.
- 11. The drawing shows 4 catch basins, however, there only seems to be 3 in Park Avenue. Please confirm.

Comm. Grabowski motioned/seconded by Comm. Liebert to approve the Conditional Use Grant for the property at 247 Park Avenue with all setbacks as proposed by applicant subject to the Planners recommendations and the following Department of Public Works recommendations: 3, 4, 5, 6, 8, and 11.

Motion carried 5-1. Belt Opposed.

- c. **Review, discussion, and possible action on Conditional Use Grant request of applicant Caven & Annette Boggess, to construct a 1250 sq. ft. attached garage and second story living space. The structure is proposed at 2.58 feet from the Kopmeier 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 0.149-acre parcel, located at 616 Kopmeier Drive / PWV 0894044, is zoned R-5 Residential Detached District. Property Owners/Applicants are Caven & Annette Boggess.**

Lyons provided an overview of the request and shared visuals, noting that the proposal is consistent with the character of the surrounding area.

Comm. Hoff shared the house is for sale so the approval would go with the property.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission approves the Conditional Use Grant Request Caven & Annette Boggess for the property located at 616 Kopmeier Drive, subject to the following conditions:

- 1. That all conditions made by the Plan Commission at their meeting of November 13, 2025, are met.

2. That this conditional use allows a building addition on the above referenced property to be as close as 2.58' feet from the North 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. Hoff motioned/seconded by Comm. Jelacic to approve 616 Kopmeier Drive garage and living space addition, following the Planners recommendations.

Motion carried 6-0.

- d. **Review, discussion and possible recommendation to the Village Board for Planned Unit Development (PUD) Overlay District amendment for Pewaukee Self Storage to amend an existing Planned Unit Development Overlay and associated Business / Site Plan of Operation amendment. This request is located at 229 Sussex St. / PWV 0898999001. The 15.786-acre property is zoned B-5 Light Industrial District with a Planned Unit Development Overlay. The property owner / applicant is Pewaukee Self Storage LLC.**

Lyons provided an overview of the request, detailing the differences in phases and the proposed changes.

Trustee Rohde asked for clarification on heating element location and whether or not there would be shielding.

Patrick McGill @ 8710 Holman Avenue, Munster, IN – addressed Trustee Rohde’s question. Shielding is located on the North Side of the property.

Gralinski addressed the Department of Public Works recommendations. These are to be addressed in the current Planned Unit of Development, not as part of the amendment. These will be addressed at a staff level.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission approves the Business / Site Plan of Operation amendment for Pewaukee Self Storage LLC for the property located at 229 Sussex Street, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of November 13, 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. Approval of the Business / Site Plan of Operation amendment is subject to final approval by the Village Board of the Planned Unit Development amendment to Climate-controlled drive-up self-storage.
4. 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.
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. 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.
7. 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.
8. 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.
9. 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.
10. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
11. 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.

Department of Public Works Recommendations:

1. A proposed fire hydrant is shown. No pipe is shown to the hydrant. Please confirm. From another past plan, a public water main was shown as a dead end line. The Village does not want dead end water mains. This water main should be removed and drawing updated.

2. There appears to have been an easement recorded for the water main. The water main easement should be released.
3. Two storm water basins were constructed as part of phase 1.
 - a. If a storm water maintenance agreement was previously approved and recorded, please submit a pdf copy to Village. If not, a storm water maintenance agreement is needed for both basins. The Village can send the Village storm water facility template. An as-built is needed to confirm the basin was constructed in accordance with the design drawing. This agreement should be prepared, submitted, reviewed, approved, and recorded at the Waukesha County Register of Deeds prior to issuance of the building permit.
 - b. An inspection of the storm water facility should be completed and submitted to the Village for filing to confirm if any maintenance work is needed on the two basins.
4. A note on the curve in Maiden Lane states to maintain existing curb cut for emergency access. An existing gravel driveway is shown. The driveway approach and driveway should be paved to improve the aesthetics and also allow for snow plowing so the driveway can be used during the winter for emergency access.
5. The submitted site plan shows existing contours. The proposed contours for the new pavement areas should also be shown, and to verify that the runoff can get into the pond.

Comm. Liebert motioned/seconded by Comm. Hoff to approve and recommend to the Village Board the Business / Site Plan of Operation amendment and Planned Unit Development Overlay for Pewaukee Self Storage LLC located at 229 Sussex Street, subject to Planner and Staff recommendations, excluding Department of Public Works comments.

Motion carried 6-0.

- e. **Review, discussion, and possible action on Building and Site Plan Amendment request of Nettie's Irish Pub for adding a covered stage on the existing deck. This request is located at 733 W. Wisconsin Avenue. / PWV 0894997. The 2.629-acre property is zoned B-1 Community Business District. The property owner / applicant is Scott Schaefer.**

Lyons provided an overview of the request.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission approves the Site Plan amendment for a covered stage within the footprint of the existing deck area for the property located at 733 W. Wisconsin Avenue (PWV 0894997), subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of November 13, 2025, are met.
2. Covered stage shall be located within the footprint of the existing deck and comply with the Site Plan provided as part of this amendment.

3. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
4. 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.
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. 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. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.
7. 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.
8. 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.

9. 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.
10. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
11. 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. Hoff motioned/seconded by Comm. Belt to approve the addition of a covered stage on the existing deck at Nettie's Irish Pub with Planner Recommendations.

Motion carried 6-0.

7. Citizen Comments -

- No Comment

8. Adjournment -

Comm. Liebert motioned/seconded by Comm. Grabowski to adjourn the November 13, 2025, Regular Plan Commission meeting at approximately 7:02 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: December 4, 2025
MTG DATE: December 11, 2025
RE: 5a – Comprehensive Plan Land Use amendment request by Pewaukee School District

BACKGROUND:

1. Petitioner: Pewaukee School District
2. Property Owner: Pewaukee School District
3. Location/Address: north of the intersection of Lake Street and School Street (0899235002)
4. Tax Key Number: PWV 0899235002
5. Area: ~0.598 AC
6. Existing Zoning: Split zoned, R-5 Single Family Residential and IPS Institutional and Public Service District
7. Proposed Zoning: N/A
8. Future Land Use: Single Family Residential & Institutional
9. Proposed Future Land Use: Institutional

OVERVIEW:

The Petitioners are requesting approval to change the current Future Land Use designation for the subject parcel from the existing split designation of Single Family Residential & Institutional to only Institutional. Item 5b of the December 11, 2025 Plan Commission agenda also seeks to rezone the subject parcel from split zoning to a single district. In order for that request to proceed the applicant is seeking to amend the Future Land Use designation to be consistent with long term potential use for the School District owned property.

SUBMITTAL:

The enclosed submittal includes the application and GIS map.

PLANNER COMMENTS:

The existing parcel was created via CSM #11800 in 2018. The subject property consists of a Pewaukee School District parking lot on the south end and vacant land on northern approximately two thirds of the site.



The Villages Future Land map was adopted in 2021 and included a split designation for the subject property. The southern portion which contains a parking lot and is designated as Institutional. The northern portion of the site is vacant and carries a land use designation of Single Family Residential. The applicant is requesting to bring the site under a single land use designation of Institutional.



The applicant indicated a long-term plan for potentially for developing additional parking on the site, but that is not the item before Plan Commission today. This item is simply to evaluate what the future land use designation of the subject property should be. It is typically best practice to avoid split designation on properties whenever possible. One consistent designation simplifies interpretation and enforcement of the Villages comprehensive plan when it comes to the subject parcel. Given the owner of the parcel is the Pewaukee School District, it makes sense for the long-term land use designation to be consistent with type of land uses associated with the owner and match the current designation of the southern portion of the site. Specifics to future development of the are best addressed during Site Plan review and approval processes

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 to the Village Board Approval of the Comprehensive Plan Land Use Designation amendment request by Pewaukee School District for the property located at **north of the intersection of Lake Street and School Street (0899235002)**.

EXHIBIT:

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



Pewaukee School District



SEWRPC, Waukesha County Land Information Office

0 50 100
ft
Scale: 1 in. = 172 ft.
1 : 2075



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

Notes



PETITION FOR REZONING APPLICATION

Application is due approximately 4 weeks prior to the
meeting date

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

PROPERTY INFORMATION

Pewaukee School District hereby petitions the Village of Pewaukee for a change in zoning of the
following property:

Address/Parcel no. of property involved: PWV: 0899235002

Please include an exact legal description of the property with your submittal. In the case of a request that involves only a portion
of parcel(s), be sure to include a legal description that denotes exactly which portion of the affected parcel(s) is to be considered
for rezoning.

Present Use/Zoning of Property: R-5 Single-Family Residential (0.24 Acre Minimum) / IPS

Proposed Use/Zoning of Property: IPS Institutional and Public Service

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 404 Lake Street Tax Key: PWV 0899235002

Zoning of Property: R-5 S-F Residential / IPS Property Owner Name: Pewaukee School District

Property Owner Email: gahajoh@pewaukeeschools.org Property Owner Phone #: 262 695-5038

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: Applicant Phone #:

Applicant Address:

Applicant Email:

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the Rezoning Petition for my property and further authorizes the
Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this
Petition. I acknowledge that to proceed with my application a Professional Services Reimbursement agreement is required.

Signature of Property Owner: Date: 10-24-25

Signature of Applicant: Date: 10-24-25

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less.
Also provide one full scale copy if larger than 11x17.
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email) ☐
3. Completed Professional Services Reimbursement Form. ☒

For Office Use Only

Staff Initials: _____

Date/Time Received _____

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator, Jenna Peter - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: December 4, 2025
MTG DATE: December 11, 2025
RE: 5b – Rezone request by Pewaukee School District

BACKGROUND:

1. Petitioner: Pewaukee School District
2. Property Owner: Pewaukee School District
3. Location/Address: north of the intersection of Lake Street and School Street (0899235002)
4. Tax Key Number: PWV 0899235002
5. Area: ~0.598 AC
6. Existing Zoning: Split zoned, R-5 Single Family Residential and IPS Institutional and Public Service District
7. Proposed Zoning: IPS Institutional and Public Service District
8. Future Land Use: Single Family Residential & Institutional
9. Proposed Future Land Use: Institutional

OVERVIEW:

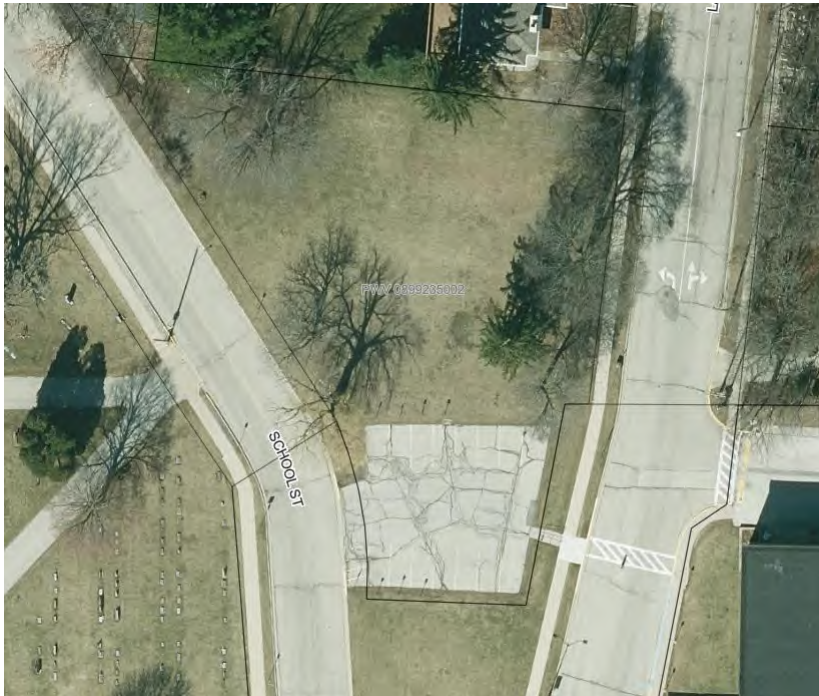
The Petitioners are requesting approval to change the current zoning designation for the subject parcel from the existing split designation of R-5 Single Family Residential and IPS Institutional and Public Service District only IPS Institutional and Public Service District. Item 5a of the December 11, 2025 Plan Commission agenda addresses the existing split future land use designation of the parcel. In order for this request to proceed the applicant must be approved for the amendment to the Future Land Use designation, to be consistent with long term potential use for the School District owned property.

SUBMITTAL:

The enclosed submittal includes the application and GIS map.

PLANNER COMMENTS:

The existing parcel was created via CSM #11800 in 2018. The subject property consists of a Pewaukee School District parking lot on the south end and vacant land on northern approximately two thirds of the site.



The southern portion which contains a parking lot and is designated as IPS Institutional and Public Service District. The northern portion of the site is vacant and carries a zoning designation of R-5 Single Family Residential. The applicant is requesting to bring the site under a single zoning designation of IPS Institutional and Public Service District.

The applicant indicated a long-term plan for potentially for developing additional parking on the site, but that is not the item before Plan Commission today. This item is simply to evaluate what the zoning designation of the subject property should be. It is typically best practice to avoid split zoning on properties whenever possible. One consistent district simplifies interpretation and enforcement of the Villages zoning ordinance. Split zoning designation can be prohibitive to the use and development of a parcel given that conflicting uses and standards can exist between districts. Given the owner of the parcel is the Pewaukee School District, it makes sense for the long-term zoning designation to be consistent with type of land uses associated with the owner and match the current zoning of the southern portion of the site. In this instance it makes sense for the subject parcel to be completed zoned IPS Institutional and Public Service District given the use of the southern portion of the site and the school campus immediately adjacent. Specifics to future development of the site are best addressed during Site Plan review and approval processes.

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 to the Village Board **Approval** of the rezoning request by Pewaukee School District for the property located at **north of the intersection of Lake Street and School Street (0899235002)** from R-5 Single Family Residential and IPS Institutional and Public Service District to IPS Institutional and Public Service District.

EXHIBIT:

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



Pewaukee School District



SEWRPC, Waukesha County Land Information Office

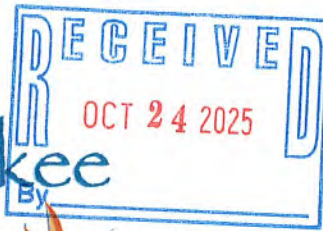
0 50 100
ft
Scale: 1 in. = 172 ft.
1 : 2075



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

Notes



PETITION FOR REZONING APPLICATION

Application is due approximately 4 weeks prior to the
meeting date

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

PROPERTY INFORMATION

Pewaukee School District hereby petitions the Village of Pewaukee for a change in zoning of the
following property:

Address/Parcel no. of property involved: PWV: 0899235002

Please include an exact legal description of the property with your submittal. In the case of a request that involves only a portion
of parcel(s), be sure to include a legal description that denotes exactly which portion of the affected parcel(s) is to be considered
for rezoning.

Present Use/Zoning of Property: R-5 Single-Family Residential (0.24 Acre Minimum) / IPS

Proposed Use/Zoning of Property: IPS Institutional and Public Service

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 404 Lake Street Tax Key: PWV 0899235002

Zoning of Property: R-5 S-F Residential / IPS Property Owner Name: Pewaukee School District

Property Owner Email: gahajoh@pewaukeeschools.org Property Owner Phone #: 262 695-5038

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: Applicant Phone #:

Applicant Address:

Applicant Email:

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the Rezoning Petition for my property and further authorizes the
Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this
Petition. I acknowledge that to proceed with my application a Professional Services Reimbursement agreement is required.

Signature of Property Owner: Date: 10-24-25

Signature of Applicant: Date: 10-24-25

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less.
Also provide one full scale copy if larger than 11x17.
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email) ☐
3. Completed Professional Services Reimbursement Form. ☒

For Office Use Only

Staff Initials: _____

Date/Time Received _____

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator, Jenna Peter - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: December 4, 2025
MTG DATE: December 11, 2025
RE: 5c – Lot Line Adjustment Request (CSM) at 497 Park Avenue

BACKGROUND:

1. Petitioner: Thomas and Theresa Opie, MCE LLC
2. Property Owner: Thomas and Theresa Opie, MCE LLC
3. Location/Address: 497 Park Avenue
4. Tax Key Number: PWV 0896100
5. Area: ~.237 AC
6. Existing Zoning: R-5 / LO Single-Family Residential Lakefront Overlay
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Certified Survey Map in order to combine two existing lots. The petitions home presently resides on across two lots of records and the adjustment will make the property more conforming.

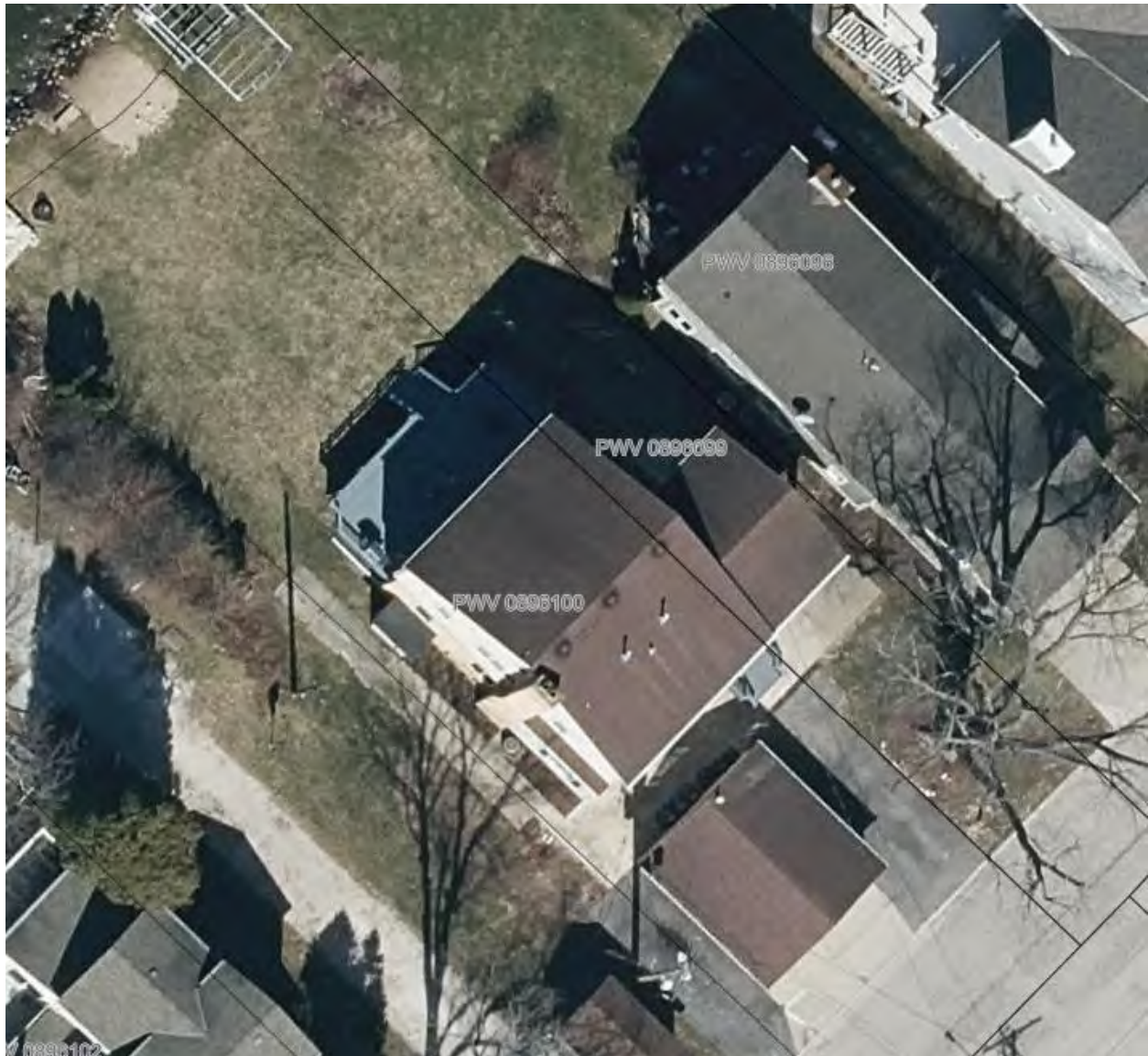
SUBMITTAL:

The enclosed submittal includes the application and Certified Survey Map.

PLANNER COMMENTS:

1. **Certified Survey Map.** The actual survey has been reviewed by engineering for adherence to Village and State codes. The following items will need to be addressed as part of the final CSM submittal.
 - a. **S. 236.20 (3) (d).** The names of adjoining streets, state highways and subdivisions shown in their proper location underscored by a dotted or dashed line **(Show adjacent Lots with dashed or dotted line not solid)**
 - b. **S. 236.25 (ORDINARY HIGH WATER MARK.)** **(Show approximate location of Ordinary Highwater mark)**
 - c. Show POB and POC Points on Sheet 1.
 - d. Show Top of Seawall Elevation
 - e. Remove Dedicated in Owner's certificate since there is no dedication.

2. **Lot Combination.** The CSM shows combining the existing ~0.074 acre and ~0.165 acre parcels into a single lot. Presently the home across the existing lot line and the lot combination will resolve this issue, resulting in an overall more confirming parcel.



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 Certified Survey Map Request for a lot combination for the property located at **497 Park Avenue**, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of December 11, 2025.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.

EXHIBIT:

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



497 Park Avenue



SEWRPC, Waukesha County Land Information Office

0 15 30
ft
Scale: 1 in. = 48 ft.
1 : 581



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

Notes



PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services
Due approximately 4 weeks prior to meeting date

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

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 497 Park Ave Tax Key: PWV 0896100
Zoning of Property: Residential Property Owner Name: MCE LLC / Thomas & Theresa Opie
Property Owner Email: opiethere@gmail.com Property Owner Phone #: 414-406-2718

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: Same Applicant Phone #: _____
Applicant Address: _____
Applicant Email: _____

TYPE OF REQUEST: CHECK ALL THAT APPLY

- ☐ Sign Plan Approval ☐ Preliminary Plat Approval
☐ Final Plat Approval ☐ Developer's Agreement
☒ Certified Survey Map
☐ Other (Describe) To combine 2 tax keys on Park Ave-Lot 6 & 7

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: Theresa Opie / Thomas C Opie Date: 10/10/25

Signature of Applicant: Theresa Opie / Thomas C Opie Date: 10/10/25

DIRECTIONS

Please include the following required items with this application:

- One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less.
Also provide one full size scale copy if larger than 11x17.
- One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email) ☐
- Completed Professional Services Reimbursement Form. ☐

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 6 AND ALL OF LOT 7, BLOCK 3 IN D.M. FLANAGAN'S SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP
7 NORTH, RANGE 19 EAST IN THE VILLAGE OF PEWAUKEE, COUNTY OF WAUKESHA
STATE OF WISCONSIN.

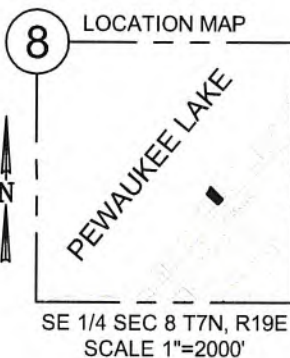
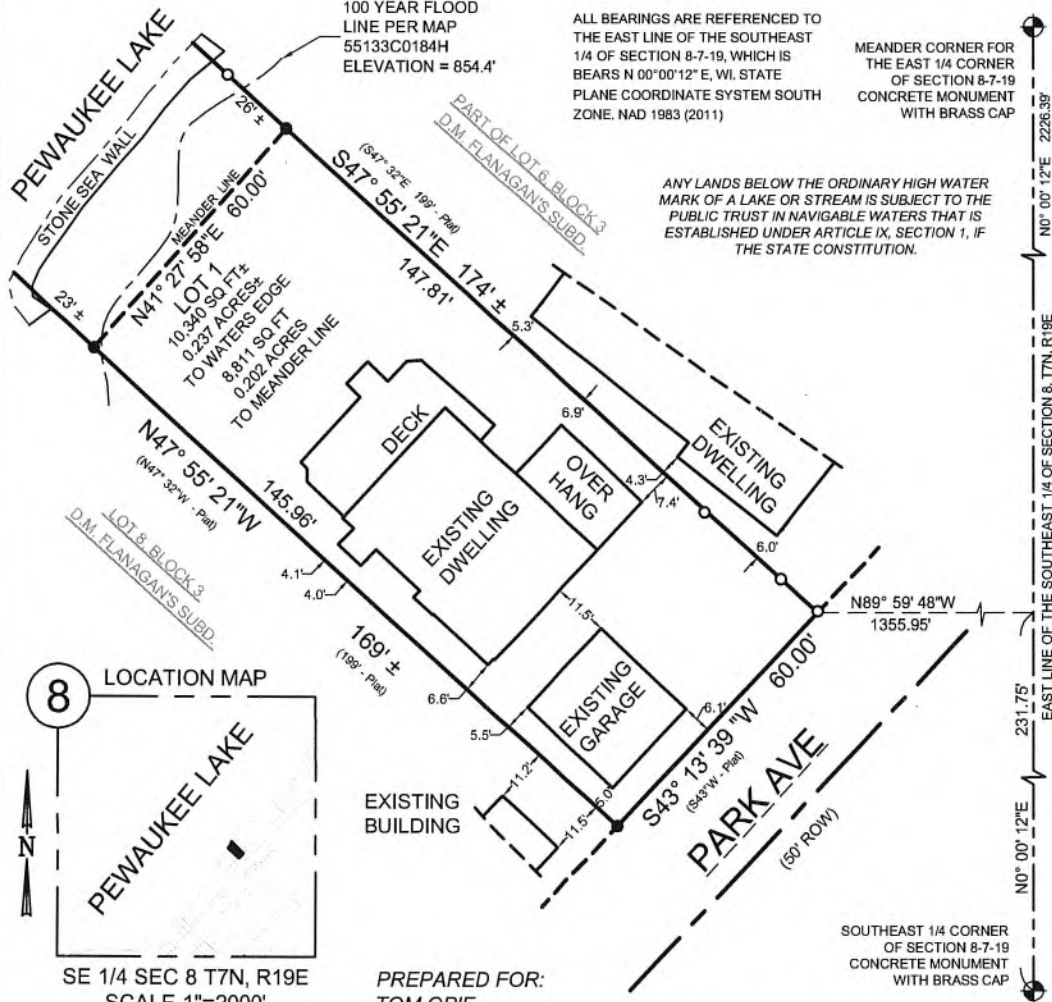
ORDINARY HIGH WATER MARK
COINCIDES WITH ROCK SEAWALL
ELEVATION = 852.8'

100 YEAR FLOOD
LINE PER MAP
55133CO184H
ELEVATION = 854.4'

ALL BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE SOUTHEAST
1/4 OF SECTION 8-7-19, WHICH IS
BEARS N 00°00'12"E, WI. STATE
PLANE COORDINATE SYSTEM SOUTH
ZONE. NAD 1983 (2011)

MEANDER CORNER FOR
THE EAST 1/4 CORNER
OF SECTION 8-7-19
CONCRETE MONUMENT
WITH BRASS CAP

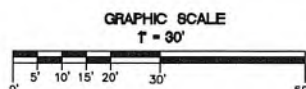
ANY LANDS BELOW THE ORDINARY HIGH WATER
MARK OF A LAKE OR STREAM IS SUBJECT TO THE
PUBLIC TRUST IN NAVIGABLE WATERS THAT IS
ESTABLISHED UNDER ARTICLE IX, SECTION 1, IF
THE STATE CONSTITUTION.



PREPARED FOR:
TOM OPIE
497 PARK AVE
PEWAUKEE, WI 53072

LEGEND:

- DENOTES 1" X 18" IRON PIPE 1.13 LBS.
PER LINEAL FOOT SET AT ALL LOT
CORNERS UNLESS NOTED OTHERWISE.
- DENOTES 1" IRON PIPE FOUND.
- ORDINARY HIGH WATER MARK
- FEMA 100 YEAR FLOODPLAIN # 55133CO184H
DATED 10/19/2023



Endpoint Solutions

6871 S. Lovers Lane, Franklin, WI 53132
Phone: (414) 427-1200 endpointolutions.com
marcp@endpointcorporation.com

Marc C. Passarelli
MARC C. PASSARELLI P.L.S. # 2817

INSTRUMENT DRAFTED BY : MARC C. PASSARELLI

DATE : 02/06/2025

JOB NO. 1028-001

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 6 AND ALL OF LOT 7, BLOCK 3 IN D.M. FLANAGAN'S SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP
7 NORTH, RANGE 19 EAST IN THE VILLAGE OF PEWAUKEE, COUNTY OF WAUKESHA
STATE OF WISCONSIN.

SURVEYORS CERTIFICATE

I, MARC C. PASSARELLI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PEWAUKEE AND UNDER THE DIRECTION OF TOM OPIE, I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS PART OF LOT 6 AND ALL OF LOT 7, BLOCK 3 IN D.M. FLANAGAN'S SUBDIVISION, IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 19 EAST IN THE VILLAGE OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8, THENCE NORTH 00° 00' 12" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, 231.75 FEET; THENCE NORTH 89° 59' 48" WEST 1355.95 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PARK AVENUE ALSO BEING THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED;

THENCE SOUTH 43° 13' 39" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE 60.00 FEET; THENCE NORTH 47° 55' 21" WEST ALONG THE SOUTHWESTERLY LINE OF LOT 7, 145.96 FEET TO A POINT ON A MEANDER LINE, SAID POINT LYING SOUTH 47° 55' 21" EAST 23 FEET, MORE OR LESS, FROM THE ORDINARY HIGH WATER MARK ALONG PEWAUKEE LAKE; THENCE NORTH 41° 27' 58" EAST ALONG SAID MEANDER LINE 60.00 FEET TO THE END OF SAID MEANDER LINE, A POINT LYING SOUTH 47° 55' 21" EAST, 26 FEET, MORE OR LESS, FROM SAID ORDINARY HIGH WATER MARK OF PEWAUKEE LAKE; THENCE SOUTH 47° 55' 21" EAST 147.81 FEET TO SAID POINT OF THE BEGINNING.

CONTAINING 10,340 SQUARE FEET, 0.237 ACRES, INCLUDING ALL LANDS BETWEEN THE MEANDER LINE AND THE WATERS EDGE OF PEWAUKEE LAKE.

THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND DESCRIBED AND THAT IS SUBJECT TO ALL RIGHTS, RESERVATIONS, RESTRICTIVE COVENANTS AND ALL EASEMENTS RECORDED OR NOT RECORDED.

THAT I HAVE FULLY COMPLIED WITH PROVISION OF CHAPTER 236+34 IF THE WISCONSIN STATUTES AND THE LAND DIVISIONS AND PLATTING REGULATIONS OF THE VILLAGE OF PEWAUKEE IN SURVEYING, DIVIDING AND MAPPING THE SAME

DATED THIS 6TH DAY OF FEBRUARY, 2025

Marc C. Passarelli

MARC C. PASSARELLI, S-2817



P:\Opie - 1028\001 - 497 Park Avenue\CAD\1028-001-001 CSM.dwg

Endpoint Solutions

6871 S. Lovers Lane, Franklin, WI 53132
Phone: (414) 427-1200 endpointsolutions.com
marcp@endpointcorporation.com

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOT 6 AND ALL OF LOT 7, BLOCK 3 IN D.M. FLANAGAN'S SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP
7 NORTH, RANGE 19 EAST IN THE VILLAGE OF PEWAUKEE, COUNTY OF WAUKESHA
STATE OF WISCONSIN.

VILLAGE BOARD APPROVAL

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF PEWAUKEE ON THIS
DAY ____ OF _____, 2025

JEFF KNUTSON, VILLAGE PRESIDENT

JENNA PETER, VILLAGE CLERK

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF PEWAUKEE ON THIS
DAY ____ OF _____, 2025

JEFF KNUTSON, COMMISSION CHAIRMAN

JENNA PETER, COMMISSION CLERK

OWNER'S CERTIFICATE OF DEDICATION:

TOM OPIE, AS OWNER, HEREBY CERTIFIES THAT THEY HAVE CAUSED THE LAND DESCRIBED ABOVE
TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN
ACCORDANCE WITH THE REQUIREMENTS OF ORDINANCES OF THE VILLAGE OF PEWAUKEE, AND
THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
VILLAGE OF PEWAUKEE.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS ____ DAY OF _____, 2025.

IN THE PRESENCE OF:

TOM OPIE

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____,

2025, THE ABOVE NAMED _____,
OF TOM OPIE, TO ME BE KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT
AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



Marc C. Passarelli

MARC C. PASSARELLI P.L.S. # 2817

INSTRUMENT DRAFTED BY : MARC C. PASSARELLI

DATE : 02/06/2025

Endpoint Solutions

6871 S. Lovers Lane, Franklin, WI 53132
Phone: (414) 427-1200 endpointsolutions.com
marcp@endpointcorporation.com

JOB NO. 1028-001

SHEET 3 OF 3