
RESOLUTION NO. 2025-15**RESOLUTION TO DISCONTINUE A PORTION OF QUINLAN DRIVE RIGHT-OF-WAY**

WHEREAS, the Village of Pewaukee has reviewed the potential discontinuance of a portion of public right-of-way known as Quinlan Drive; and

WHEREAS, the Village of Pewaukee Plan Commission on July 1, 2025 reviewed the possible discontinuance of a portion of Quinlan Drive right-of-way, and recommended that a 6.5 foot by 55.5 foot portion of Quinlan Drive directly adjacent to Outlot 2 of The Glen at Pewaukee Lake Subdivision be discontinued, vacated, and reverted back to the adjoining property from which it was previously dedicated; and

WHEREAS, the Village of Pewaukee Public Works and Safety Committee on August 5, 2025 also considered and recommended discontinuing and vacating the portion of right-of-way adjacent to Outlot 2 of The Glen at Pewaukee Lake Subdivision, with the recommended discontinued area being identical to that recommended by the Village Plan Commission; and

WHEREAS, upon receipt of the Plan Commission's and Public Works and Safety Committee's recommendations, pursuant to Wis. Stat. Sec. 66.1003(4)(a), the Village Board of the Village of Pewaukee introduced this resolution on October 7, 2025, initiating proceedings to discontinue a portion of right-of-way; and

WHEREAS, the Village filed a lis pendens with the Waukesha County Register of Deeds regarding this proposed discontinuance; and

WHEREAS, a Class III notice that advised the public that the Village Board would consider the discontinuance of this right-of-way was inserted in the Waukesha Freeman on October 21, October 28, and November 4, 2025; and

WHEREAS, notice of this resolution and public hearing was served on the owners of the property abutting the discontinued right-of-way; and

WHEREAS, a copy of the public notice inserted into the Waukesha Freeman, proof of publication, and proof of service is attached hereto as Exhibit A; and

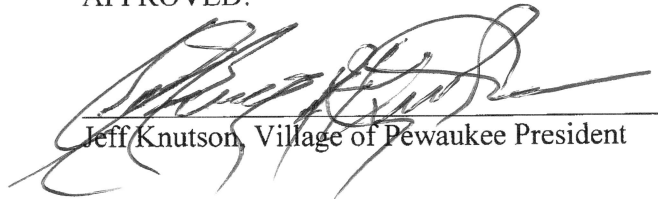
WHEREAS, the Village Board on the 18th day of November, 2025 considered the resolution to discontinue the right-of-way known as a portion of Quinlan Drive, and more particularly described and depicted on Exhibit B attached hereto and incorporated fully herein; and

WHEREAS, the Village Board has determined that no need therefore exists for said portion of the public right-of-way and the discontinuance of a portion of Quinlan Drive is in the public interest; and

NOW, THEREFORE, pursuant to Wis. Stat. Sec. 66.1003, it is hereby resolved that a portion of Quinlan Drive right-of-way more particularly described and depicted on Exhibit B attached hereto and fully incorporated herein is hereby discontinued and vacated. Title to the discontinued portion of right-of-way shall revert to The Glen at Pewaukee Lake, LLC, owner of Outlot 2 of the Glen at Pewaukee Lake Subdivision, which adjoins the public way discontinued. All easements and restrictions granted to the Village of Pewaukee within the discontinued portion of Quinlan Drive shall be retained by the Village. A certified copy of this resolution shall be recorded with the Waukesha County Register of Deeds. Attached hereto and fully incorporated herein as Exhibit B is a map and description of the lands affected.

Adopted and approved this 18th day of November, 2025.

APPROVED:


Jeff Knutson, Village of Pewaukee President

Countersigned:


Jenna Peter, Village Clerk

EXHIBIT A

[Class III Notice, Proof of Publication, and Proof of Service]

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Waukesha County

PROOF OF PUBLICATION

Telephone Number: 262-691-5660

ACCT Number: 633307

Invoice # 109299011

Account Name: Pewaukee, Village of

Address: 235 Hickory St
Pewaukee, WI 53072

Conley Media LLC
PO BOX 478
Beaver Dam WI 53916
262-306-5000

IN THE MATTER OF: 11.18.25 Village Meeting

AD Number: 109299011

AD Cost: 52.80

I, Alane Arneman, being sworn, state:

I am the billing coordinator of the Waukesha Freeman, a public newspaper of general circulation, printed and published in the English language in the City of Waukesha, in Waukesha County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

10/21/25;10/28/25;11/4/25

Signed: _____

Alane Arneman
Alane Arneman, Billing Coordinator

STATE OF WISCONSIN

SS.

WAUKESHA COUNTY

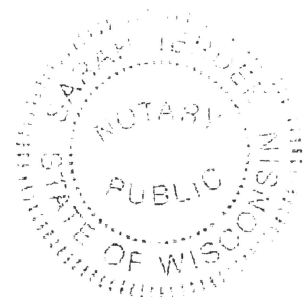
Personally came before me, this date of November 4, 2025
the above named Alane Arneman to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: _____

Sarah Jerdee
Sarah Jerdee

Notary Public, Wisconsin

My Commission expires: 2/4/28



EXHIBIT

A

NOTICE OF RIGHT OF WAY DISCONTINUANCE – VILLAGE OF PEWAUKEE

Pursuant to Wis. Stat. sec. 66.1003(4) and Wis. Stat. sec. 66.1003(8)(b), the Village of Pewaukee Village Board will hold a Public Hearing and will consider a resolution to discontinue a portion of Quinlan Drive right-of-way at its regularly scheduled meeting at the Village Board room on November 18, 2025 at 235 Hickory St., Pewaukee, WI 53072 starting at 6:00 P.M. A complete copy of the Resolution and a description and map of the area proposed to be discontinued is on file and open for public inspection during normal business hours. Please contact the Village Clerk at (262) 691-5660 for further information.

DECLARATION OF ACCEPTED SERVICE

John ~~Whalen~~^{Wahlen}, under penalty of false swearing under the law of Wisconsin, declares and states as follows:

1. That I am John ~~Whalen~~^{Wahlen}, and I have personal knowledge of the facts set forth herein.
2. That I am a principal and agent of The Glen at Pewaukee Lake, LLC, a Wisconsin Limited Liability Company, and am duly authorized to sign and accept service of process on behalf of that entity.
3. That The Glen of Pewaukee Lake, LLC is the owner of certain real property located in the Village of Pewaukee, Wisconsin having Tax Key No. PWV0893122.
4. That on the 22nd day of OCTOBER, 2025 at approximately 3:30 a.m./p.m., I accepted service of the attached Notice of Right-Of-Way Discontinuance, Draft Resolution No. 2025-15 a Resolution to Discontinue a Portion of Quinlan Drive Right-Of-Way, and Vacation Exhibit on behalf of The Glen at Pewaukee Lake, LLC.
5. I therefore acknowledge receipt of notice of the public hearing scheduled by the Village Board of the Village of Pewaukee on November 18, 2025 related to the discontinuance of a portion of Quinlan Drive Right-Of-Way adjoining PWV0893122 and waive any defenses to being served personally by a private process server or by some other means of personal service, as required by Wis. Stat. § 66.1003(4)(b).
6. I declare under penalty of false swearing under the law of Wisconsin that the foregoing Declaration of Accepted Service is true and correct.

Dated this 22nd day of OCTOBER, 2025 at SUSSEX, WISCONSIN.
[CITY] [STATE]

THE GLEN AT PEWAUKEE LAKE, LLC

By: John J. Wahlen
John Whalen
Wahlen

DECLARATION OF PERSONAL SERVICE

Case: n/a	Court:	Court Date:	County: Waukesha	Job (Client no.): 14335284
Plaintiff / Petitioner: Village Board of the Village of Pewaukee			Defendant / Respondent: Bruce Friesch	
Received by: Paper Boy Process Service, Inc			For: Hippenmeyer, Reilly, Blum, Schmitzer & Fabian S,C,	
To be served upon: Bruce Friesch				

I, Anthony DiBrito, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: Bruce Friesch, HOME: 320 QUINLAN DRIVE, PEWAUKEE, WI 53072

Manner of Service: Personal/Individual, Oct 13, 2025, 5:03 pm CDT

Documents: Letter, Notice of Right of Way Discontinuance - Village of Pewaukee, Resolution to discontinue a Portion of Quinlan Drive Right-of-Way, Exhibits A-B

Additional Comments:

1) Successful Attempt: Oct 13, 2025, 5:03 pm CDT at HOME: 320 QUINLAN DRIVE, PEWAUKEE, WI 53072 received by Bruce Friesch. Age: 60's; Ethnicity: Caucasian; Gender: Male; Weight: 240; Height: 5'10"; Hair: Gray;

Fees: \$65.00



10/13/2025

Anthony DiBrito

Date

Paper Boy Process Service, Inc
PO BOX 18
Elm Grove, WI 53122
414-839-9306

DECLARATION OF PERSONAL SERVICE

Case: n/a	Court:	Court Date:	County: Waukesha	Job (Client no.): 14335273
Plaintiff / Petitioner: Village Board of the Village of Pewaukee			Defendant / Respondent: Lynda Kimpel	
Received by: Paper Boy Process Service, Inc			For: Hippenmeyer, Reilly, Blum, Schmitzer & Fabian S,C,	
To be served upon: Lynda Kimpel				

I, Anthony DiBrito, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: Lynda Kimpel, HOME: 487 WEST WISCONSIN AVENUE, PEWAUKEE, WI 53072

Manner of Service: Personal/Individual, Oct 13, 2025, 5:01 pm CDT

Documents: Letter, Notice of Right of Way Discontinuance - Village of Pewaukee, Resolution to discontinue a Portion of Quinlan Drive Right-of-Way, Exhibits A-B

Additional Comments:

1) Successful Attempt: Oct 13, 2025, 5:01 pm CDT at HOME: 487 WEST WISCONSIN AVENUE, PEWAUKEE, WI 53072 received by Lynda Kimpel.
Age: 60's; Ethnicity: Caucasian; Gender: Female; Weight: 180; Height: 5'7"; Hair: Black;

Fees: \$65.00



10/13/2025

Anthony DiBrito

Date

Paper Boy Process Service, Inc
PO BOX 18
Elm Grove, WI 53122
414-839-9306

EXHIBIT B

[Map and Legal Description of Discontinued Area]

VACATION EXHIBIT

RIGHT-OF-WAY VACATION

A portion of lands dedicated to the Village of Pewaukee in Certified Survey Map No. 12148, recorded as Document No. 4568440, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of Lot 3, Block B, of Quinlan's Addition, thence North $86^{\circ}14'30''$ East along the South line of said Lot 3, a distance of 4.50 feet to the point of beginning; thence North $86^{\circ}14'30''$ East along said South line 6.51 feet to a point; thence South $01^{\circ}04'38''$ East along the West line of Outlot 2 in Glen at Pewaukee Lake Subdivision for a distance of 55.50 feet to a point on the South line of said Outlot 2; thence South $86^{\circ}14'30''$ West along said South line 6.51 feet to a point; thence North $01^{\circ}04'38''$ West 55.50 feet to the point of beginning.

Said lands containing 361 square feet or 0.0083 acres.

Date: August 18, 2025

