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July 1, 2025

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07/01/2025 Plan Commission Meeting - Special

Public Hearing and Conditional Use Grant for CrossFit Rohkeus, located at 1343 E. Wisconsin Ave Suite 100 & 101; Review, discussion and recommendation of Quinlan Drive Right-of-Way Vacation

[Meeting Minutes \(?Type=M&ID=422\)](#)

[Documents \(?Type=D&ID=422\)](#)

[Video \(?Type=V&ID=422\)](#)

Plan Commission Meeting - Special
July 1, 2025 – 5:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

https://www.youtube.com/watch?v=_S8iOFc6PXU (https://www.youtube.com/watch?v=_S8iOFc6PXU)

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

President Knutson called the meeting to order at approximately 5:00 p.m.

Plan Commission members present: Comm. Mark Grabowski; Comm. Brian Belt; Trustee Bob Rohde; and President Jeff Knutson.

Excused: Comm. Theresa Hoff; Comm. Katie Jelacic and Comm. Sam Liebert.

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 Kasey Seiske d/b/a CrossFit Rohkeus, to develop a CrossFit gym. A health club use is only permissible through the issuance of a Conditional Use Grant (Section 40.316(1)). This request is located at 1343 E. Wisconsin Avenue, Suite 100 & 101/ PWV 0921996006 & 0921996005, is zoned B-5 Light Industrial District. Property owner is Smart Asset Management, LLC and Applicant is Kasey Seiske.**

3. Citizen Comments – No comments.

4. Approval of the Minutes

- a. **Regular Plan Commission Meeting – June 12, 2025.**

Comm. Belt motioned/seconded by Trustee Rohde to approve the June 12, 2025, Regular Plan Commission Meeting minutes as presented.

Motion carried 4-0.

5. Old Business

- a. **None**

6. New Business

- a. **Review, discussion, and possible action on a Conditional Use Grant request of applicant Kasey Seiske d/b/a CrossFit Rohkeus, to develop a CrossFit gym. A health club use is only permissible through the issuance of a Conditional Use Grant (Section 40.316(1)). This request is located at 1343 E. Wisconsin Avenue, Suite 100 & 101/ PWV 0921996006 & 0921996005, is zoned B-5 Light Industrial District. Property owner is Smart Asset Management, LLC and Applicant is Kasey Seiske.**

Lyons gave a brief overview.



- the Plan Commission at their meeting of July 1, 2025 are met.
3. Petitioner complying at all times with the plans and documents presented to the Village Commission.
4. Comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Village Planner for the site plan, and other documentation.
5. 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. 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.
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 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.
7. 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.
8. 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.
9. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
10. 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.

Trustee Rohde motioned/seconded by Comm. Grabowski to approve the Conditional Use Grant request and Business Plan of Operation for CrossFit Rohkeus, subject to staff recommendations.

Motion Carried 4-0.

b. Review, discussion and recommendation to the Village Board for the vacation of an approximately 11' x 55' section of Quinlan Drive located on the east side of Quinlan Drive approximately 128' north of the intersection of Quinlan Drive and West Wisconsin Avenue. This 605 sq. ft section of Right-of-Way owned by the Village of Pewaukee.

Lyons gave a brief overview.

Rohde asked for confirmation: the houses that currently exist would be closer than the proposed location would be. Lyons confirmed.

Dave Buechl, Department of Public Works Director/Village Engineer – shared the Department of Public Works comments and gave an overview of the multiple options available.

Discussion was held amongst the Commission and Staff.

Village Engineer Recommendations:

Per the discretion of the Plan Commission. The Wisconsin State Statutes should be taken into consideration regarding the decision of the proposed right-of-way vacation at Outlot 2 of the Glen at Pewaukee Lake.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Recommends Approval to Village Board for the vacation of right-of-way located on the east side of Quinlan Drive approximately 128' north of the intersection of Quinlan Drive.

Department of Public Works Recommendations:

1. A typical right of way width is 60 feet. The existing width of street pavement and width of right of way in this location is more narrow than preferred. The existing right of way width is 49 feet. No parking is allowed on the west side of Quinlan Drive in this narrow section. No parking is allowed in the first 25 feet from W. Wisconsin Avenue on the east



- e needed instead of 49 foot width. In future if safety concerns develop, if each side of the street could be widened, and each side of street would contribute some right of way. width of 11 ft – 5.5 ft = 5.5 feet, then the possibility of widening the street in the future Village releases the full 11 foot strip of land, then the street cannot be widened in the
- he new right of way line is 1 foot behind the existing sidewalk which is releasing 10 feet at will be adequate for future sidewalk removal and replacement. Also, the 1 foot separation allows enough separation so that the lot corners are not removed when sidewalk removals are completed.
4. If any land is released by the Village, a Certified Survey Map should be required to split the existing parcel and combine the new parcel with the adjoining lands.

Trustee Rohde motioned/seconded by Comm. Grabowski to recommend to the Village Board that we release 6.5 feet of right-of-way to the adjoining property owner.

Motion Carried 4-0.

- c. **Review, discussion and possible action to cancel the July 10, 2025 Plan Commission meeting.**

Lyons shared that the only item originally on the agenda for July 10 was the right-of-way on Quinlan Dr., which was moved to today's meeting.

Comm. Grabowski motioned/seconded by Comm. Belt to cancel the July 10, 2025 Plan Commission meeting.

Motion carried 4-0.

7. Citizen Comments – No comments.

8. Adjournment

Trustee Rohde motioned/seconded by Comm. Grabowski to adjourn the July 1, 2025, Special Plan Commission meeting at approximately 5:26 p.m.

Motion carried 4-0.

Respectfully submitted,

Mackenzie Quigley
Deputy Clerk

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[\(home\)](#)

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Monday	8 a.m. - 4:30 p.m.
Tuesday	8 a.m. - 4:30 p.m.
Wednesday	8 a.m. - 4:30 p.m.
Thursday	8 a.m. - 4:30 p.m.
Friday	8 a.m. - 4:30 p.m.
Saturday	Closed
Sunday	Closed

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