



([/home](#)).

November 7, 2025

[Return to Search Page](#)

11/13/2025 Plan Commission Meeting

Public Hearing and Conditional Use Grant Requests for 203 E. Wisconsin Ave, 247 Park Ave, and 616 Kopmeier Dr; Planned Unit Development Overlay and Business/Site Plan amendment at 229 Sussex St; and Site Plan Amendment at 733 W. Wisconsin Ave.

[Meeting Minutes \(?Type=M&ID=443\)](#)

[Documents \(?Type=D&ID=443\)](#)

[Video \(?Type=V&ID=443\)](#)

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> (<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 –



October 9, 2025

by Comm. Hoff to approve the October 9, 2025, Regular Plan Commission meeting

a. None ([/home](#)).

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



and striping in street. Sand blasting and restriping will be needed to remove allowed ways. Add this work to plan.

As-built survey showing proposed plan grades were constructed.

As shown. Label width of driveway approach and driveway at back of sidewalk and at permit is needed for construction of driveway approach. The sidewalk and curb works conditions. Add additional spot grades for proposed driveway and sidewalk. The sidewalk exceed 2%.

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



is, or ownership of the property in question shall require a new conditional use approval at the time being followed. The allowed uses of the property must at no time be offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other specifically listed, as permitted, shall be considered to be prohibited, except as may be

allow Village of Pewaukee representatives to inspect the premises following a 24-hour terming compliance with this approval.

Property Owner shall obtain the appropriate permits from the Village of Pewaukee.

13. The ~~Plat~~ ~~(Home)~~ 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.



the Plan Commission at their meeting of November 13, 2025, are met.
 as a building addition on the above referenced property to be as close as 2.58' feet from

- the Petitioner complying at all times with the plans and documents presented to the Village
 on.
 comments, conditions, and concerns of the Village of Pewaukee Plan Commission,
 Planner for the site plan, and other documentation.
 oner 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



procedures at the time being followed. The allowed uses of the property must at no time be offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other specifically listed, as permitted, shall be considered to be prohibited, except as may be

maintain the exterior condition of the premises in a neat and orderly condition at all times so the appearance of the premises does not detract from the appearance of the neighboring premises. There shall be no outside storage of junk, debris, construction materials within the property and all such materials shall be disposed of promptly and

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



ie express conditions stated herein. Changes or alterations including, but not limited to, a
 ls, or ownership of the property in question shall require a new Business Site Plan
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ip the exterior condition of the premises in a neat and orderly condition at all times so the
 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

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CONTACT US

Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072

262-691-5660 (Voice)
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For after hours emergencies, call Waukesha County Dispatch at 262-446-5070.

HOURS OF SERVICE

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



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