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January 2, 2026

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01/08/2026 Plan Commission Meeting

Public Hearing and Conditional Use Grant amendment for Waukesha County Technical College, to construct a second modular burn structure on the existing fire training grounds.

[Meeting Minutes \(?Type=M&ID=454\)](#)

[Documents \(?Type=D&ID=454\)](#)

[Video \(?Type=V&ID=454\)](#)

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

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

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

Trustee Rohde called the meeting to order at approximately 6:01 p.m.

Plan Commission members present: Comm. Theresa Hoff; Comm. Brian Belt; Comm. Katie Jelacic; Comm. Sam Liebert; and Trustee Bob Rohde. President Jeff Knutson arrived at 6:07 p.m.

Excused: Comm. Mark Grabowski.

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

2. Public Hearing –

a. Conditional Use Grant amendment request by the Waukesha County Technical College, to construct a second modular burn structure on the existing fire training grounds. This request is located at 800 Main Street. PWV 0925999, is zoned IPS Institutional & Public Service District. Property owner and Applicant is Waukesha County Technical College.

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

3. Citizen Comments –

No Comments

4. Approval of the Minutes -

a. Plan Commission Meeting – December 11, 2025

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

Motion carried 6-0.

5. Old Business -

a. None

6. New Business -



if the request.

about the design/appearance of the structure.

that the building is made out of modified shipping containers configured together. If a , it can be replaced with a new one instead of the entire building needing replacement.

ed in these burns.

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Courtney Hull @ W158N6326 Cherry Hill Dr, Menomonee Falls, WI (Associate Dean of Fire and EMS Training at WCTC) explained that Class B fires with natural gas or propane don't give a realistic fire. National Fire Protection Association (NFPA) standards allow wood pallets and hay to be burned to give realistic burns yet maintains a clean enough burn to satisfy health and safety requirements.

Village Planner Recommendations:

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

1. That all conditions made by the Plan Commission at their meeting of January 8, 2026 are met.
2. Continued compliance with the original Conditional Use Grant approved on February 9, 2023.
3. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
4. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
5. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
6. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
7. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
8. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
9. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Comm. Belt motioned/seconded by Comm. Hoff to approve the Conditional Use Amendment request by WCTC for the modular burn building expansion with staff recommendations.

Motion carried 6-0.

7. Citizen Comments -

No Comments

8. Adjournment -

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

Motion carried 6-0.

Respectfully submitted,

Mackenzie Quigley
Deputy Clerk

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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
Sunday	Closed

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