



PLAN COMMISSION AGENDA

October 8, 2026 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=SkpZYD5A-IU>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request of applicant Eugene Kasprzak Jr., to construct a 884 sq. ft. detached garage. The structure is proposed at 7 feet from the north (side) lot line. A reduction from the required 10' offset is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.41-acre parcel, located at 260 Orchard Avenue / PWV 0899162, is zoned R-5 Residential Detached District. Property Owner/Applicant is Eugene Kasprzak.
 - b. Conditional Use Grant amendment request of applicant Artisan 179, to add a 9'6" x 8' expansion to the existing outdoor dining area. The expansion is proposed on the southeast side of the existing outdoor seating area. Outdoor seating is only permissible through the issuance of a Conditional Use Grant. This 0.18-acre parcel, located at 179 W. Wisconsin Avenue / PWV 0898954001, is zoned B-2 Downtown Business District. Property Owner is Siepmann Development Co. and Applicant is Artisan 179.
3. 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.*
4. Approval of the Minutes:
 - a. Plan Commission Meeting – September 10, 2026
5. Old Business.
 - a. None
6. New Business.
 - a. Review, discussion, and possible action on Conditional Use Grant request of applicant Eugene Kasprzak Jr., to construct a 884 sq. ft. detached garage. The structure is proposed at 7 feet from the north (side) lot line. A reduction from the required 10' offset is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.41-acre parcel, located at 260 Orchard Avenue / PWV 0899162, is zoned R-5 Residential Detached District. Property Owner/Applicant is Eugene Kasprzak.

b. Review, discussion, and possible action on Conditional Use Grant amendment request of applicant Artisan 179, to add a 9'6" x 8' expansion to the existing outdoor dining area. The expansion is proposed on the southeast side of the existing outdoor seating area. Outdoor seating is only permissible through the issuance of a Conditional Use Grant. This 0.18-acre parcel, located at 179 W. Wisconsin Avenue / PWV 0898954001, is zoned B-2 Downtown Business District. Property Owner is Siepmann Development Co. and Applicant is Artisan 179.

c. Review, discussion, and consultative feedback to applicant Colin Smith regarding a concept for a mixed use development located at 620 Ryan Road / PWV 0884982, 0884983, & 0884036. The proposed development site is 26 acres, zoned B-1 Community Business District and B-3 Office & Service District, owned by Joseph McCormick.

d. Review, discussion and possible recommendation to the Village Board on an ordinance amending section 40.108(b) of the Municipal Code of the Village of Pewaukee, amending the definition for Structure.

7. 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.*

8. 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: July 17, 2026

PLAN COMMISSION AGENDA
Thursday, September 10, 2026 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=XuMnZ-x0gV4>

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

President Knutson called the meeting to order at approximately 6:02 p.m.

Plan Commission members present: Comm. Brian Belt; Comm. Theres Hoff; Comm. Katie Jelacic; Comm. Sam Liebert; Trustee Bob Rohde; and President Jeff Knutson.

Excused: Comm. Mark Grabowski

Also present: Village Attorney, Matt Gralinski; Village Planner, Mark Lyons; Village Engineer, Jake Scholbe; Village Administrator, Matt Heiser and Deputy Clerk, Jessica Sweet.

2. Public Hearings – None

Citizen Comments –

No Comment

3. Approval of the Minutes -

a. Plan Commission Meeting – August 13, 2026

Commissioner Liebert motioned, seconded by Commissioner Belt, moved to approve August 13, 2026, Plan Commission Meeting Minutes as presented.

Motion carried 5-0. Commissioner Hoff Abstained.

4. Old Business.

a. None

5. New Business.

a. Review, discussion, and Possible Action on a Site Plan / Plan of Operation amendment for proposed car wash development located at 120 Simmions Avenue. The applicant is Bubble Foam Farm c/o Christopher Mullett. The property owner is Wylie Group LLC c/o Christopher Mullett. The 1.08-acre property is zoned B-2 Downtown Business District with a Planned Unit Development Overlay.

Village Planner Lyons presented the proposed amendment to the previously approved site plan for Bubble's Foam Farm. The amendment would reverse the site circulation pattern to improve vehicle movement through the car wash. The building would remain generally in the same location, with minor modifications to the access drives and an increase in vehicle queuing capacity from 37 to 52 spaces. Village Planner Lyons stated that the proposed changes would improve circulation and recommended that the

amendment be considered a site plan amendment rather than a substantial alteration to the Planned Development.

Commissioner Belt asked about potential traffic concerns related to the revised entrance and exit configuration.

Village Planner Lyons stated that the increased queuing capacity should address potential traffic concerns.

Village Engineer Scholbe stated that, based on the Traffic Impact Analysis and increased queuing capacity, the likelihood of vehicles stacking onto Simmons Avenue is very low. He did not identify concerns with the revised traffic circulation but noted he could further review traffic stacking near the intersection.

Village Planner Lyons recommended that the southern driveway be designated as exit only rather than allowing employee entrance access, to avoid confusion and potential conflicts between entering and exiting vehicles.

Trustee Rohde asked about employee access and traffic stacking.

Village Planner Lyons stated that the exit-only configuration would provide a safer, clearer traffic pattern and that the proposed amendment was not a substantial alteration, as the major site elements remain substantially unchanged.

Commissioner Liebert asked whether the amendment would affect the project timeline.

Village Planner Lyons stated that there is no specific timeline associated with the amendment and that construction would proceed according to the building permit process.

Village Attorney Gralinski explained that the Plan Commission was required to determine whether the proposed changes constituted a substantial alteration requiring a Planned Development amendment and public hearing.

Plan Commission reached consensus that the proposed changes did not constitute a substantial alteration and that the matter could be addressed through a site plan amendment.

Village Attorney Gralinski clarified that the motion should specifically include Village Planners recommendation that the southern driveway be designated as exit only and not used for employee entrance.

Commissioner Belt moved, seconded by Commissioner Liebert, to approve the site plan amendment for Bubble's Foam Farm, including the recommendation that the southern driveway be designated as exit only and not used for employee entrance, along with the applicable comments and recommendations of Village Planner and Village Engineer. Motion carried 6-0.

PLANNER COMMENTS:**Background:**

Since the Villages original approval in 2025 the applicant has had to redesign the site. The applicant has changed its development team after potentially impactful site constraints were identified with the prior layout. The applicant has now submitted updated plans that improve site circulation, vehicle stacking and traffic flow from the originally approved layout. With the site being originally approved under a Plan Unit Development, the Plan Commission will need to make a determination on if the site changes constitute a substantial alteration and a new public hearing to amend the PUD is necessary or if the proposed updates layout can be handle solely under the Site Plan / Plan of Operation amendment process.

Site Plan:

In large, the building and overall development plan is very similar to the original approval. The majority of the improvements occupy the same locations as under the original layout. The primary change from the approved site plan is the direction of traffic flow. Under the original plan, vehicles would enter through the southern driveway, travel south into the queuing area, and make a sharp turn to enter the building from the east. The applicant and its new construction team determined that the turn lacked sufficient radius for many vehicles and would create circulation problems. The revised site layout addresses this issue by modifying the traffic flow. Traffic now enters the site from the northern driveway, increasing the available vehicle stacking and now enters the building from the west. The turning radius for entering the building has been increased under the new layout. The southern access drive is now an exit only. The overall stacking capacity on the site has increased from 32 to 37 vehicles as a result of the redesign.

Landscaping:

An updated landscaping plan has been provided as part of the amendment request and is largely similar to the originally proposed landscaping plan.

Site Lighting:

The applicant provided a lighting or photometric plan.

Signage:

The plans provided include a sign within the southwest corner of the subject site. The proposed location does not appear to meet the 10' setback required by section 70.115, however sufficient room is available near the proposed location for the sign to be relocated in compliance with the required setback. The proposed landscaping area around the sign is consistent with the requirements of section 70.113.

Building Facades:

No new building elevations were provided as part of the updated request. Therefore, the applicant would be held to the elevations and deviation as approved during the original request.

Previously approved Deviation from the Development Standards:

The applicant has identified and requested the following deviation as part of the request for a Planned unit Development Overlay.

- 1) Sec. 40.267 – Building size/floor area ratio: states the maximum building size shall not exceed 5,000 square feet, unless approved in accordance with the conditional use grant process.
 - a. The proposed building is 5,453 square feet.
- 2) Sec. 40.274. - Building design standards: states that 70% of the building exterior will be a primary material of brick, native stone, or cedar siding. Stucco is allowed as a secondary material and is limited to 30% of the façade.
 - a. The proposed building will have Stucco covering 40% of the façade, the remainder will be cedar-looking siding and brick.
- 3) Sec. 40.274. - Building design standards: list the approved primary and secondary materials for use in the B-2 zoning district. Standing seam metal roofing does not appear on this list.
 - a. The proposed building will have Standing seam metal roofing covering the roof in its entirety.
- 4) Sec. 40.275 – site design standards item (1): states that buildings shall be placed close to the sidewalk.
 - a. The proposed building is setback from the sidewalk, decorative dense landscaping shall be provided to help define the street edge per section 40.275 (6).
- 1) Sec. 40.263 – Permitted Uses does not allow automobile service uses (car wash)
 - a. A deviation would need to be granted to allow the proposed use within the B-2 Downtown Business District.
- 2) Sec 40.274 - Acceptable Primary building materials – code requires 70% of the solid portion of any elevation to be clad in a mixture of common size brick, native stone or cedar siding / cement resign siding.
 - a. A deviation would need to be granted to allow any elevation to have less than 70% of the required acceptable primary building materials in the B-2 Downtown Business District.
- 3) Sec. 40.274(2)(c) only permits the use of Stucco on upper floors and gables.
 - a. A deviation would need to be granted to allow the use of Stucco as a primary building material on the first-floor elevations.

Village Engineer Review:

Engineering plans were supplied and reviewed by the Village Engineer. That report is attached as part of this report. Several conditions are included in the Village Engineers report and have been incorporated into the conditions found within this report. Village Department of Public Works has also reviewed the proposed plans, and additional conditions have been included below.

Considerations:

In evaluating the applicant's request, the Plan Commission may want to consider weighing a number of considerations:

Substantial Alteration: The Plan Commission must determine if the proposed site plan constitutes a substantial alteration and therefore a new public hearing and amendment to the PUD overlay is necessary as required by Section 40.366 of the ordinance. Given that the vast majority of improvements occupy the same areas as the original request, result in increased vehicle stack, and improve access to the site by shifting the entrance to the north end of the site, the Village

Planner would recommend this not be considered a substantial alteration. When considering the impact of the site from the original approval, only minor changes to the actual layout existing and no changes to the proposed uses or building are present.

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.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission may approve of the Site Plan / Plan of Operation amendment as requested by Bubbles Foam Farm for the property located at 120 Simmons Avenue, subject to the following conditions:

PLANNING CONDITIONS:

1. That all conditions made by the Plan Commission at their meeting of October 9, 2025 are met unless expressly altered by the September 10, 2026 approval.
2. That all conditions made by the Plan Commission at their meeting of September 10, 2026 are met.
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.

Engineering Conditions:

10. All conditions as identified on the August 24, 2026 Village Engineer's report are met.

Village Engineer Recommendations:

I recommend approval of the site civil plans (C000-C600) subject to the following comments being addressed prior to final staff approval:

Sheet C100 Demolition Plan

1. The curb south of the existing north driveway access point currently shown as remaining shall be removed and replaced due to its cracked condition and poor drainage.
2. There is hatching/shading within the public walk indicating removal, yet the sidewalk is labeled as "to remain". Clarify.
3. Revise pavement sawcuts and removals to reflect the proposed water lateral installation on Simmons Ave.

Sheet C101 Erosion Control Plan

4. Inlet protection Type A shall be added to the existing inlet within the ditch northeast of the Capitol Dr/Simmons ave intersection.

Sheet C200 Site Plan

5. Additional signage at the southern site driveway denoting employee entrance only shall be incorporated to ensure that customers do not follow employees into the wrong driveway.
6. Consider denoting the three northeastern most parking stalls as "employee parking only" via signage or markings for the purposes of aiding site circulation.
7. The italicized dimensions at the east side of the site do not appear to pertain to the proposed site features. Remove from the plan.

Sheet C300 Grading Plan

8. On the public sidewalk, provide additional spot grade labels at the front and back of walk denoting the transition points to the design sidewalk cross slope.

9. With the exception of the transition zones, revise all public walk cross slopes to 1.5%.
10. The cross slope at the north edge of the southern driveway exceeds the ADA maximum cross slope of 1:48. Revise.
11. Provide notation and/or linework distinguishing catch curb from reject curb.
12. If CBs 125 and 135 are blocked, there is the potential for ponding to reach within 1 ½" of the finished floor elevation. Strongly consider revising the grading to increase the margin between overland flow points.
13. Similarly, review overland flow relief for the catchment draining to CB 140. The overflow relief point out of this catchment appears to be at an elevation of 860.62, about 4 ½" below the finished floor elevation. Consider revising the grading to maximize overland relief.
14. The existing and proposed 859 contours do not appear to tie into each other at the north site slope intercept. Revise grading here to match existing grades.

Sheet C400 Utility Plan

15. Denote on the plan that the existing water lateral shall be removed/abandoned to the existing water main.

Sheets C500-C501 Details

16. The north arrow and scale bar should be removed from the detail sheets as they do not appear to be relevant.
17. Add a concrete driveway detail to the plan. The concrete driveway shall be flared out by 3' between the walk and curb, with a 1' curb head taper.
18. In the gate valve box setting detail, eliminate the wood blocking above the valve and instead label "6 Base Multi-fit Adaptor by Adaptor, Inc." Wood blocking not allowed.
19. In the gate valve box setting detail, specify 8"x8"x16" concrete blocking underneath the valve instead of wood.

Sheet C600 Specifications

20. Revise the specification for gate valves to be Clow Model 2639/2640 resilient seated gate valve or approved equal.
21. Add the following specification for valve box adaptors: Valve box adaptors shall be 6 Base Multi-fit Adaptor (rubber adaptor) for gate valves – American made only.
22. Add the following specifications for sanitary sewer: Connections to existing sewer shall be made with water tight Fernco Strong Back Couplings (500 Series), wood blocking, and concrete cradle materials.
23. The north arrow and scale bar should be removed from the specification sheets as they do not appear to be relevant.

Stormwater Management Memo dated 08-12-2026 prepared by raSmith

24. In the WinSLAMM model, to depict the performance of the Up-Flo filter against the areas that only require treatment (parking lots, driveways), route all sidewalks, landscaped areas, and roofs through 100% cleaning devices.
25. Submit .mdb WinSLAMM files and post-drainage basin delineations in CAD or GIS format at the time of final submittal. Include a reference to the horizontal coordinate system used for the basin delineations.

26. The Stormwater Management Memo shall be stamped by a licensed engineer in the State of Wisconsin for the final submittal.

27. A maintenance agreement for storm water management practices will be required. This agreement shall be between the Village and the responsible party to provide maintenance of storm water practices beyond construction completion. A template for the Village Standard Maintenance Agreement can be provided by:

Dave Buechl, P.E., P.L.S.
 Director of Public Works/Engineer
 dbuechl@villageofpewaukee.gov

Provide a draft copy of the storm water maintenance agreement for the proposed storm water practices on site with the next submittal.

28. Since the project will be disturbing more than one acre, a WDNR Construction Site Stormwater Permit (NOI) is required and should be provided when it is available.

General Comments

29. Due to storm sewer removal/installation work within DOT right-of-way, a DOT permit is required and should be provided when it is available.

30. A response memorandum addressing each of the above comments listed must be included in the next submittal. Note that these comments are not all encompassing and that further comments may arise during future submittals.

b. Review, discussion, and possible direction to staff regarding Section 40.108(b) – Structure.

Village Planner Lyons presented a proposed amendment to the definition of “structure” to exempt minor items such as flagpoles, mailboxes, basketball hoops, and similar improvements from zoning permit and setback requirements. He requested feedback from the Plan Commission.

Commissioner Liebert asked whether the proposed list could be amended in the future to address new items or changes in technology.

Village Planner Lyons confirmed the definition could be amended in the future as needed.

Commissioner Belt asked whether height restrictions would apply to items excluded from the definition of “structure.”

Village Planner Lyons stated that separate standards could be established for exempted items if needed.

Village Attorney Gralinski agreed that items excluded from the definition would not be subject to the existing structure regulations unless separate standards were adopted.

President Knutson asked whether fences would be included in the proposed exemption.

Village Planner Lyons clarified that fences would not be included.

Village Attorney Gralinski stated that the proposed language was presented for commission feedback and that fences would not be included due to existing code provisions.

Village Planner Lyons stated if the commission supported moving forward, a draft ordinance amendment would be presented in October.

President Knutson asked whether commissioners could submit additional suggestions for consideration.

Village Planner Lyons invited commissioners to provide suggestions for additional items to include in the proposed amendment.

Commissioner Hoff asked whether the definition should distinguish between permanent and movable structures.

Commissioner Belt also suggested considering piers and boat lifts due to their unique nature within the Village.

Village Attorney Gralinski noted that the proposed language would provide flexibility for other small, easily movable items not specifically listed.

Commissioner Hoff suggested including little libraries.

Village Planner Lyons stated that little libraries could be added to the proposed list.

Trustee Rohde expressed support for moving forward with the proposed amendment.

6. Citizen Comments – None

7. Adjournment

Trustee Rohde motioned, seconded by Commissioner Belt, to adjourn the September 10, 2026, Regular Plan Commission meeting at 6:28 p.m.

Respectfully submitted,

Jessica
Deputy Clerk

Sweet

DRAFT

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator, Mackenzie Quigley - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: October 2, 2026
MTG DATE: October 8, 2026
RE: 6a - Conditional Use Request to replace an existing detached structure

BACKGROUND:

1. Petitioner: Eugene Kasprzak Jr
2. Property Owner: Eugene Kasprzak Jr
3. Location/Address: 260 Orchard Avenue
4. Tax Key Number: PWV 0899162
5. Area: ~0.41 AC
6. Existing Zoning: R-5 Residential Detached District
7. Proposed Zoning: N/A
8. Future Land Use: Single Family Residential

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use Grant on a legal non-conforming lot to construct a new detached garage to replace an existing non-confirming structure. Section 40.209(b) of the R-5 district allows for the reduction in a setback with the issuance of a Conditional Use Grant on a nonconforming lot.

SUBMITTAL:

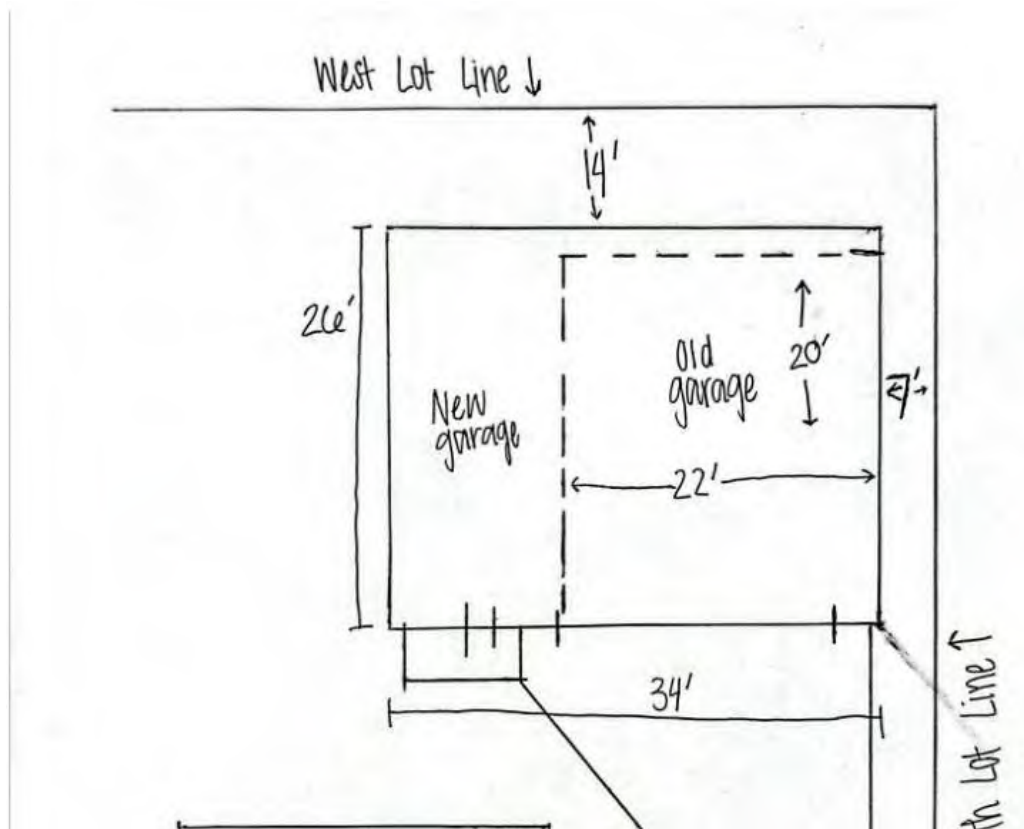
The enclosed submittal includes the Conditional Use Grant application, GIS map and supplemental information for the project.

PLANNER COMMENTS:

In reviewing the subject site, it was determined that the current property constitutes legal non-conforming and there is eligible to seek a Conditional Use for a minimum setback reduction within the R-5 district. The R-5 district requires a minimum offset of 10'. The applicant is seeking a CUG to reduce the minimum building setback on the north property line to 7'. The applicant has an existing 20'x22' garage located 7' from the side lot line and has indicated that the structure is in poor condition and needs to be removed. The existing driveway lines up with the non-conforming setback and the applicant would like to rebuild utilizing the existing offset distance. The applicant has indicated that no portion of the existing structure is suitable to reuse during the replacement so any new structure would be subject to the current ordinance requirements. The applicant would like to replace the existing structure with a 26'x34' garage. As the applicant is also looking to extend the structure further into the rear offset, that would also need to be addressed as part of the Conditional Use request.

As noted, the R-5 Single-Family Residential zoning district, Section 40.209(b) allows a legal non-conforming property to seek a conditional use to reduce the minimum building setback through the Planning Commission. This parcel is nonconforming due to the current offsets not meeting the code requirements,

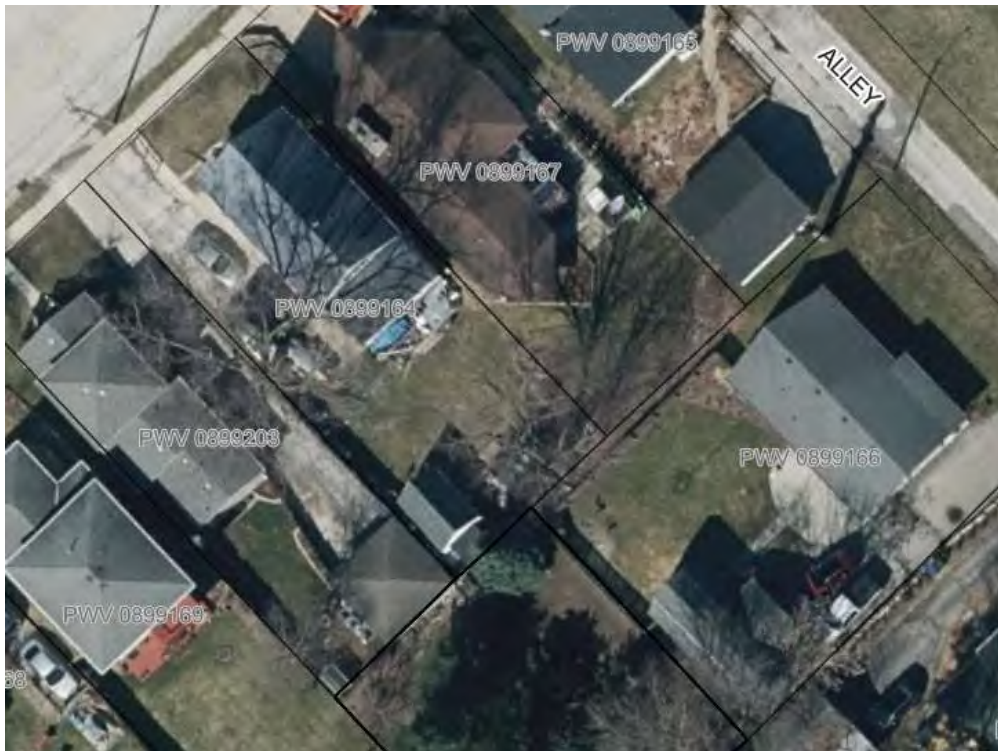
thus, seeking a conditional use approval for the reduction in the 7' for the side and 14' for the rear is an available option.



Several other structures in the area exist within close proximity to side and rear offsets.
Immediately north of the subject property at 259 Orchard Avenue.



West of the subject property several structures do not meet the offset requirements.



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 Conditional Use Grant Request Eugene Kasprzak Jr for the property located at **260 Orchard Avenue**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of October 8, 2026 are met.
2. That this conditional use allows a new garage to be constructed on the above referenced property to be as close as 7' feet from the North property line and 14' from the West property line.
3. In order the new structure is located within the approved setbacks, the applicant shall provide a scaled survey drawing and stake the structure prior to construction.
4. As part of the permit process, the applicant shall provide a site grading plan to ensure property grading and drainage.
5. Full execution and recording of the Conditional Use Grant prior to beginning construction.
6. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
7. 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.
8. 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.
9. 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.
10. 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.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. 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.

EXHIBIT:

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



CONDITIONAL USE GRANT APPLICATION FORM

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

PROPERTY / PROPERTY OWNER INFORMATION ☐

Property Address: 260 Orchard Ave Pewaukee, WI Tax Key: PWV 0899162
 Property Owner Name: Nancy & Eugene Kasprzak Zoning of Property: _____

APPLICANT INFORMATION ☐

Applicant Name: Eugene Kasprzak Jr. Applicant Phone #: 262-853-6133
 Applicant Address: 252 Orchard Ave Pewaukee Applicant Email: nkasprzak1212@gmail.com
 Applicant Email: nkasprzak1212@gmail.com

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed) ☐

Business Name, If applicable: n/a
 FEIN, if applicable: _____
 Description of Proposed Use (Restaurant/Retail/Office) detached garage

DIRECTIONS / NOTES—See page 4 for specific items required ☐

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

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 size 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
- ☒ 4. Signatures on page 3
- ☐ 5. Conditional Use for Restaurant/Night Club must be attached if applicable n/a

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan to ensure a proper understanding of the Village's future vision for the area in question.

Eugene R Kasprzak Jr.

Property Owner Printed Name

[Signature]

Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval 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.

Eugene R Kasprzak Jr.

Applicant's Printed Name

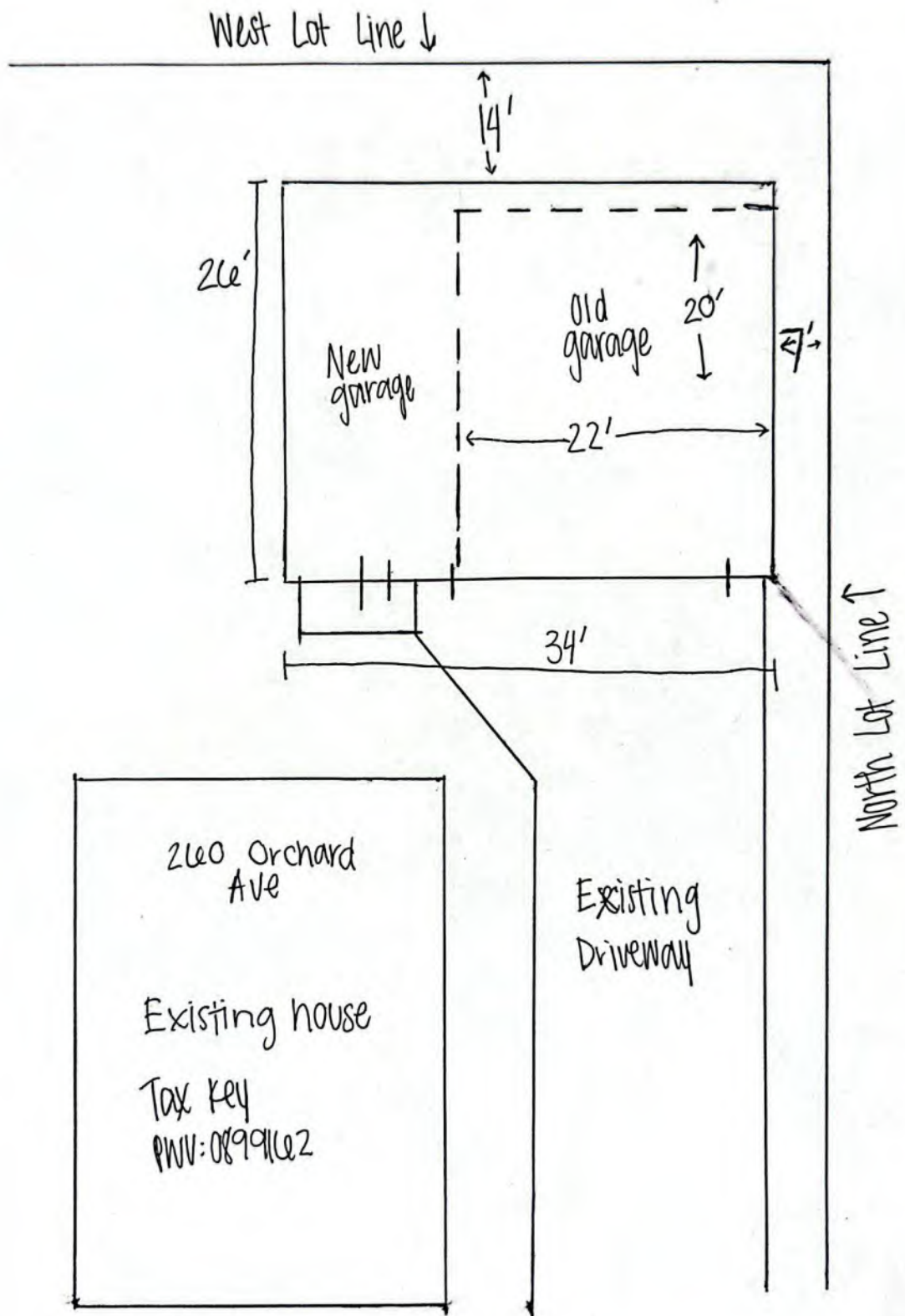
[Signature]

Signature of Applicant

Return the completed application forms along with the required attachments, \$190 application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.







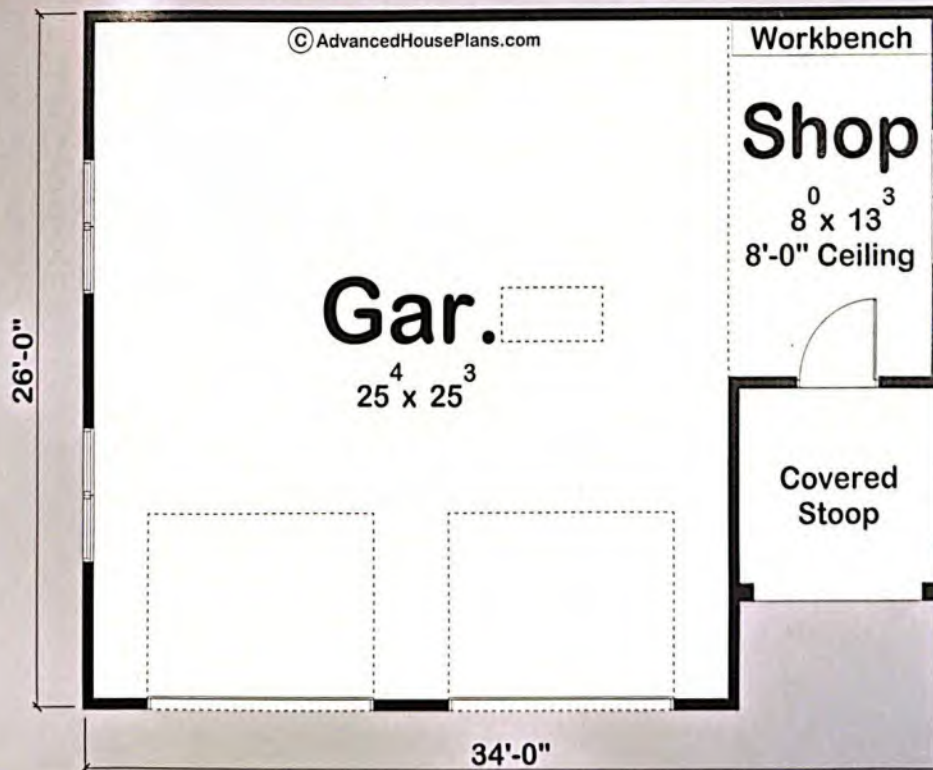
29830

ADKINS

2 CAR GARAGE

GARAGE/SHOP AREA: 788 SQ FT
COVERED AREA: 64 SQ FT

EXTERIOR DIMENSIONS
34' - 0" WIDE
26' - 0" DEEP



TO ORDER THIS PLAN VISIT WWW.MENARDS.COM/HOUSEPLAN OR VISIT A LOCAL MENARDS

- TimberCrest® board and batten vinyl siding looks like real wood with a rough cedar texture
- Aluminum soffit panels control moisture and rotting problems common to eave and overhang areas.
- Atlas Castlebrook™ Architectural Shingles feature a distinctive appearance with full random cuts and unique shadow lines to provide the look of traditional wood shakes.
- This is not a kit, but suggested materials to build this project.
- You may buy all of the materials or any part at low cash and carry prices. Materials can be modified to your personal preference, price subject to change.
- Materials may differ from pictured.
- Due to local state, city, county or municipality code requirements this plan may not completely comply with those building codes. It's recommended to consult with your local building official prior to purchasing the plan. If needed, plans can be modified to comply with any state, city, county or municipality code requirements. Modification fee may apply.

Brand Name: Menards

Specifications

Product Type	Garage
Garage Type	2 Car
Foundation Type	Slab
Entry Style	Gable
Overall Width	34 foot
Overall Length	26 foot
Overall Height	20'-4" foot
Sidewall Height	10 foot
Square Footage	788.0 square foot
Exterior Wall Framing	2x4 Stud
Roof Framing Type	Truss
Rafter/Truss Spacing	2 foot
Roof Pitch	Accent 6/12, Secondary 4/12, 9/12
Roofing Type	Architectural Shingles
Eave Overhang Size	12 inch
Gable Overhang Size	12 inch
Siding Type	Vinyl Board & Batten
Soffit Type	Aluminum
Overhead Door Quantity	2
Overhead Door Size	9 x 7
Service Door Quantity	1
Service Door Size	36 x 80
Window Quantity	5
Window Size	60 x 48, 36 x 36
Special Features	Lean-to Workshop and Porch
Includes	roofing, siding, soffit, gutters, and plans, Materials include framing, two 9x7 overhead doors, 24" on center trusses, one service door, five windows
Shipping Dimensions	1.00 H x 1.00 W x 1.00 D
Shipping Weight	1.0 lbs
Return Policy	Regular Return (view Return Policy)

Optional Accessories

CONDITIONAL USE GRANT

To permit the “reduce the rear offset for an accessory structure from 25’ to 14’ and side yard offset from 10’ to 7”.

Before the Planning Commission of the Village of
Pewaukee, Waukesha County, Wisconsin, in regard
To Premises located at 260 Orchard Avenue in the Village of
Pewaukee, Waukesha County, State of Wisconsin, and
further defined as follows:

PWV0899162

PT LOTS 4 & 5 BLK A EX N 2 FT MAP OF HEMMINGS 2ND ADDITION TO PEWAUKEE VILLAGE PT SE1/4 SEC 8 & PT SW1/4 SEC 9 T7N
R19E

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pewaukee, pursuant to State Statutes, provide that the premises may not be used of right for purpose hereinafter described but that, upon petition, such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinances; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Pewaukee having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of “reduce the rear offset for an accessory structure from 25’ to 14’ and side yard offset from 10’ to 7”.

GRANTED by action of the Planning Commission of The Village of Pewaukee this October 8, 2026.

Village Planning Commission Secretary
Mackenzie Quigley, Village Clerk

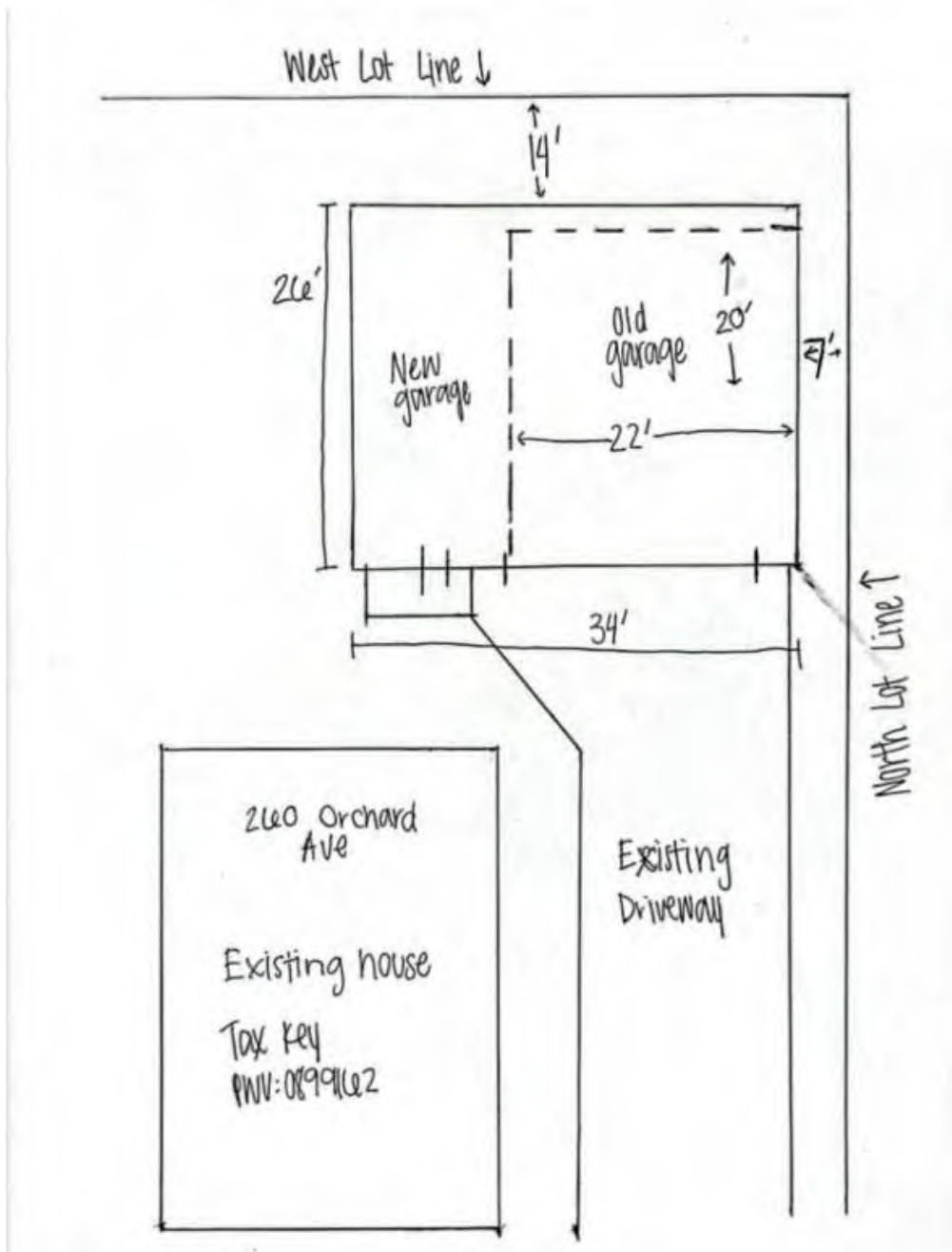
Planning Commission Chairperson
Jeffrey Knutson, Village President

Original filed at the Pewaukee Village Hall.

The **CONDITIONS** of this Grant are:

1. That all conditions made by the Plan Commission at their meeting of October 8, 2026 are met.
2. That this conditional use allows a new garage to be constructed on the above referenced property to be as close as 7' feet from the North property line and 14' from the West property line.
3. In order the new structure is located within the approved setbacks, the applicant shall provide a scaled survey drawing and stake the structure prior to construction.
4. As part of the permit process, the applicant shall provide a site grading plan to ensure property grading and drainage.
5. Full execution and recording of the Conditional Use Grant prior to beginning construction.
6. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
7. 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.
8. 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.
9. 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.
10. 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.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. 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.

**EXHIBIT "A" to Conditional Use Grant
260 Orchard Avenue Site Plan**



LAND COVENANT

To permit the use **“reduce the rear offset for an accessory structure from 25’ to 14’ and side yard offset from 10’ to 7’.**

Acceptance of Conditions of Conditional Use Grant.

THIS COVENANT, made this ____ day of _____, 2026
by: Eugene & Nancy Kasprzak hereinafter collectively referred to as
GRANTEES, for the use and benefit of all persons from time to time
resident or owning property within the boundaries of the Village of
Pewaukee, Waukesha County, Wisconsin, and for the use and benefit of
said Village of Pewaukee in its own right and as agent for the purpose of
enforcing these presents on behalf of the above described class of
persons, hereinafter referred to as GRANTOR.

The premises affected by these presents (hereinafter called the Premises) is **260 Orchard Avenue** Village of
Pewaukee, Waukesha County, State of Wisconsin, further described as follows:

PWV0899162

PT LOTS 4 & 5 BLK A EX N 2 FT MAP OF HEMMINGS 2ND ADDITION TO PEWAUKEE VILLAGE PT SE1/4 SEC 8 & PT SW1/4 SEC 9 T7N R19E

GRANTEES warrant and covenant that at the time of the ensealing and delivery of these presents they are all of
the owners of the Premises and that no other person has any estate or interest therein except by reason of easements for
public utilities, building restrictions, dedications to the public or public bodies, instruments not of record, and mortgages
to banks, savings and loan associations or insurance companies.

GRANTEES represent that petition on their behalf was made to the Village of Pewaukee pursuant to the zoning
code of the said Village, for grant permission to erect and/or conduct on the Premises a use there permissible not by right
but only by Conditional Use Grant; that in connection therewith GRANTEES made certain representations and agreements
as to site, improvements and operation plans which were incorporated into the Conditional Use Grant; that based thereon
the Conditional Use Grant was approved by the Plan Commission on the October 8, 2026 and that a true copy thereof is
on file with the Plan Commission of the Village of Pewaukee.

NOW, THEREFORE, GRANTEES hereby accept the said Conditional Use Grant and covenant strictly to comply with
all the terms and conditions thereof. GRANTEES acknowledge that, in accordance with the provisions of the Zoning Code,
failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village.
GRANTEES also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct
reasonable and routine inspections of the property. This Covenant shall run with the land and shall be binding on the
GRANTEES and all persons claiming any estate or interest in the Premises by, through or under the GRANTEES, as long as
the said Premises are used as described in the Conditional Use Grant for the purpose of “reduce the rear offset for an
accessory structure from 25’ to 14’ and side yard offset from 10’ to 7’.

IN WITNESS WHEREOF, GRANTEE(S) have hereunto set their hand(s) and seal(s) this ____ day of _____, 2026.

Signed: _____

Date: _____

Printed Name, as authorized agent/signatory for
Property Owner Eugene Kasprzak Jr.

Acknowledgment

For: Property Owner Eugene Kasprzak Jr.

STATE OF WISCONSIN)

_____ County) personally came before me this ____ day of _____, 2026, the above named
_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged
the same.

Notary Public, State of Wisconsin
My Commission expires: _____

AND....

IN WITNESS WHEREOF, GRANTEE(S) have hereunto set their hand(s) and seal(s) this ____ day of _____, 2026.

Signed: _____

Date: _____

Printed Name, as authorized agent/signatory for
Property Owner Nancy Kasprzak

Acknowledgment

For: Property Owner Nancy Kasprzak

STATE OF WISCONSIN)

_____ County) personally came before me this ____ day of _____, 2026, the above named
_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged
the same.

Notary Public, State of Wisconsin
My Commission expires: _____

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator, Mackenzie Quigley - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: October 1, 2026
MTG DATE: October 8, 2026
RE: 6b –Conditional Use Request to amend outdoor seating

BACKGROUND:

1. Petitioner: Artisan 179
2. Property Owner: Siepmann Development Co.
3. Location/Address: 179 W. Wisconsin Avenue
4. Tax Key Number: PWV 0898954001
5. Area: 0.18 AC
6. Existing Zoning: B-2 Downtown Business District
7. Proposed Zoning: N/A

OVERVIEW:

The Petitioners are requesting approval to expand outdoor seating along the south of the existing building. Section 40.265(2) of the Village ordinance only allows Restaurants and nightclubs (including outdoor seating) as a Conditional Use Grant in the B-2 Downtown Business District. The property was originally approved for outdoor seating in 2005. The applicant is proposing to add an additional 8'x9'6" area to end the existing seating. Previously a door was located on this portion of the building, however the applicant has recently move the entry door to the side façade of the building, opening this area for additional outdoor seating.

SUBMITTAL:

The enclosed submittal includes the Conditional Use Grant application & GIS Map.

PLANNER COMMENTS:

1. **Zoning Requirements:** The proposed outdoor seating is allowed only by a Conditional Use Grant in the B-2 District. The proposed use is compatible with other uses in the area and should not have an adverse impact on adjoining uses.

Site Plan: The applicant has provided two renderings of the proposed outdoor seating area expansion. No other changes are identified as part of the request. If the applicant intends to serve alcohol within the expanded outdoor seating area they may need to update their liquor license and ensure the proposed seating area is compliant with all standards and requirements necessary for liquor licenses.



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 Conditional Use Grant Amendment Request of Artisan 179 for the property located at **179 W. Wisconsin**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of October 8, 2026, are met.
2. Full execution and recording of the Conditional Use Grant prior to expanding the outdoor dining area.
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, Department of Public Works 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.

EXHIBIT:

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



CONDITIONAL USE GRANT APPLICATION FORM

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

paid \$190.⁰⁰ via check receipt #15462

PROPERTY / PROPERTY OWNER INFORMATION

☐

Property Address: 179 W. WISCONSIN AVE Tax Key: PWV 0898954001

Property Owner Name: SIEPMANN DEVELOPMENT CO. Zoning of Property: B-2

APPLICANT INFORMATION

☐

Applicant Name: ARTISAN 179 (TED) Applicant Phone #: 414-517-5268

Applicant Address: 179 W. WISCONSIN AVE Applicant Email: TANDERSON1921@GMAIL.COM

Applicant Email: JIM@SIEPMANNREALTY.COM

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

☐

Business Name, If applicable: ARTISAN 179

FEIN, if applicable: 26-2038967

Description of Proposed Use (Restaurant/Retail/Office) ADD A 9'6" W x 8' DEEP ADDITION TO THE FENCE TO CREATE MORE OUTSIDE DINING. THE FRONT DOOR HAS BEEN MOVED TO THE SIDE TO ALLOW ACCESS TO THE BUILDING FOR CUSTOMERS INTO THE BUILDING

DIRECTIONS / NOTES—See page 4 for specific items required

☐

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

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 size 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
- ☒ 4. Signatures on page 3
- ☐ 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only

Staff Initials: AK

Date/Time Received: 8/19/2020

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.

Jim SIEMANN

Property Owner Printed Name

Jim Siemann

Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval 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.

Theodore Anderson

Applicant's Printed Name

Theodore Anderson

Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.

See [the municipal code regarding site structure design criteria for the commercial, industrial, park, institutional, and multi-family residential developments](#) for a complete listing of plan requirements. Additional plan details may be required on a case-by-case basis if the Village's review staff or the Planning Commission finds such information is necessary to complete a full and proper project review.

DETAILED SITE PLAN

engineering scale	floodplain and/or wetland boundary
Location/vicinity map	sign location (may require additional approval)
north arrow	exterior light locations
footprint of dimensioned property lines	phasing lines
existing & proposed buildings	floor area ratio
footprint of existing adjacent buildings	open space ratio
driveway location	site acreage
parking stalls	sidewalks/pedestrian walkways
adjacent public streets	dumpster/recycling area location
easements	ground HVAC and/or utility installations
setback & offset dimensions	fence location
pond/detention location	such other details as may be determined necessary

DETAILED ARCHITECTURAL PLAN

architectural scale	dimensioned building façade sign
all building views/elevations w/scale	exterior utility boxes
detailed materials specifications	
building height dimension	exposed HVAC equipment
general floor plan with dimensions	dumpster/recycling area location and screening
exterior building materials and colors	samples of building materials (for presentation to Planning Commission)
	building mounted lighting fixtures
	such other details as may be determined necessary

DETAILED LANDSCAPING PLAN

existing and proposed two-foot contour lines at the local datum (floodplain property should be identified at USGS datum)
pond/detention location
stormwater and erosion control devices

SIGNAGE PLAN

scaled design drawing of freestanding and/or facade signs
sign specifications and color (wattage, material, dimensions)

EXTERIOR LIGHTING

light fixture design detail and specifications
iso footcandle lighting dispersion plan



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

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

PROPERTY INFORMATION

Property Address: 179 W. WISCONSIN AVE. Tax Key: PWV 0898954001
 Property Owner's Name: SIEPMANN DEVELOPMENT CO. Phone Number: 414-517-5268

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: ARTISAN 179 FEIN: 26-2038967
 Person Responsible for Payment / Business Contact Name: TED ANDERSON
 Mailing Address: 179 W. WISCONSIN AVE, PEWAUKEE WI 53072
 Responsible Party / Contact Phone Number: TED ANDERSON 414-517-5268
 Responsible Party / Contact Email Address: _____

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature: [Signature] Printed Name: Jim SIEPMANN Date: 8-10-26

Applicant Signature: [Signature] Printed Name: Theodore Anderson Date: 8/11/26

For Office Use Only

Staff Initials: AK

Date Received: 8/11/2026

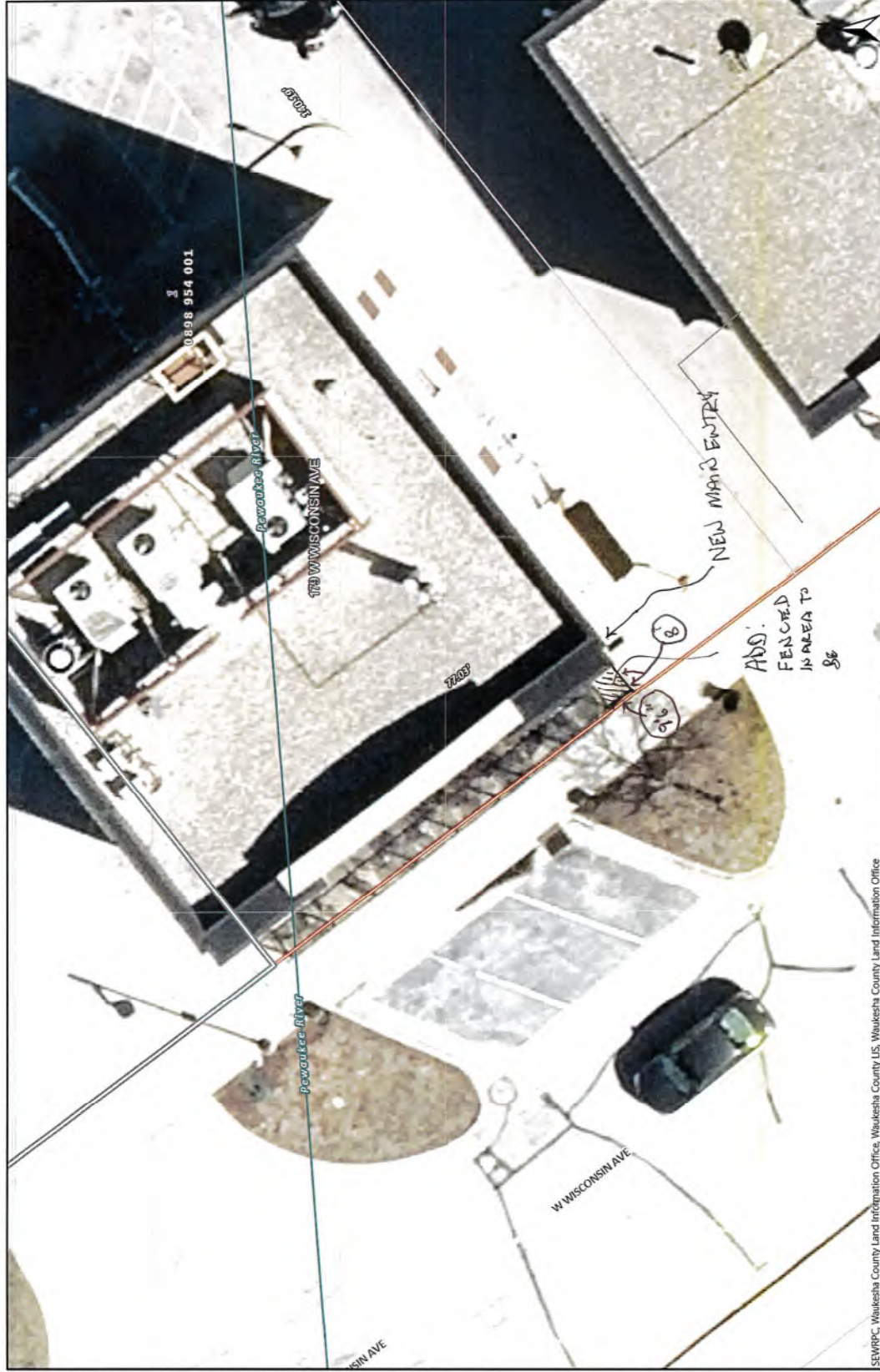


Legend

- | Site Address | Site Address Units | Tax Parcels | Assessor Plat | Assessor Plat | Assessor Plat |
|--------------|--------------------|-------------|---------------|------------------|----------------------------|
| CSM | Condominium | Subdivision | Focus Labels | Focused Pushpins | Focused Polygons (Borders) |
| CSM | Condominium | Subdivision | Focus Labels | Focused Pushpins | Focused Polygons (Borders) |

Printed Date:

8/4/2026 1:34 PM



SEWRPC, Waukesha County Land Information Office, Waukesha County US, Waukesha County Land Information Office

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plots, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for



"EXISTING"



"NEW
AREA
ADDED"



"NEW
AREA
ADDED"

CONDITIONAL USE GRANT

To permit the “Expand outdoor dining area”.

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard To Premises located at 179 W. Wisconsin in the Village of Pewaukee, Waukesha County, State of Wisconsin, and further defined as follows:

PWV 0898954001

PARCEL 1 CERT SURV 9251 VOL 83/356 PT NW1/4 SEC 9 T7N R19E

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pewaukee, pursuant to State Statutes, provide that the premises may not be used of right for purpose hereinafter described but that, upon petition, such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinances; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Pewaukee having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of “Expand outdoor Dining area”.

GRANTED by action of the Planning Commission of The Village of Pewaukee this October 8, 2026

Village Planning Commission Secretary
Mackenzie Quigley, Village Clerk

Planning Commission Chairperson
Jeffrey Knutson, Village President

Original filed at the Pewaukee Village Hall.

The **CONDITIONS** of this Grant are:

1. That all conditions made by the Plan Commission at their meeting of October 8, 2026, are met.
2. Full execution and recording of the Conditional Use Grant prior to expanding the outdoor dining area.
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, Department of Public Works 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.

LAND COVENANT

To permit the use **“Expanded outdoor dining area.**

Acceptance of Conditions of Conditional Use Grant.

THIS COVENANT, made this ____ day of _____, 2026
by: Applicant: Artisan 179 & Owner: Siepmann Development Co.
hereinafter collectively referred to as GRANTEES, for the use and benefit
of all persons from time to time resident or owning property within the
boundaries of the Village of Pewaukee, Waukesha County, Wisconsin,
and for the use and benefit of said Village of Pewaukee in its own right
and as agent for the purpose of enforcing these presents on behalf of the
above described class of persons, hereinafter referred to as GRANTOR.

The premises affected by these presents (hereinafter called the Premises) is **179 W. Wisconsin Avenue** Village of
Pewaukee, Waukesha County, State of Wisconsin, further described as follows:

PWV 0898954001

PARCEL 1 CERT SURV 9251 VOL 83/356 PT NW1/4 SEC 9 T7N R19E

GRANTEES warrant and covenant that at the time of the ensealing and delivery of these presents they are all of
the owners of the Premises and that no other person has any estate or interest therein except by reason of easements for
public utilities, building restrictions, dedications to the public or public bodies, instruments not of record, and mortgages
to banks, savings and loan associations or insurance companies.

GRANTEES represent that petition on their behalf was made to the Village of Pewaukee pursuant to the zoning
code of the said Village, for grant permission to erect and/or conduct on the Premises a use there permissible not by right
but only by Conditional Use Grant; that in connection therewith GRANTEES made certain representations and agreements
as to site, improvements and operation plans which were incorporated into the Conditional Use Grant; that based thereon
the Conditional Use Grant was approved by the Plan Commission on the October 8, 2026 and that a true copy thereof is
on file with the Plan Commission of the Village of Pewaukee.

NOW, THEREFORE, GRANTEES hereby accept the said Conditional Use Grant and covenant strictly to comply with
all the terms and conditions thereof. GRANTEES acknowledge that, in accordance with the provisions of the Zoning Code,
failure to comply with any conditions of the Conditional Use Grant is cause for the termination of said Grant by the Village.
GRANTEES also acknowledge that approval of the Conditional Use Grant allows the appropriate Village officials to conduct
reasonable and routine inspections of the property. This Covenant shall run with the land and shall be binding on the
GRANTEES and all persons claiming any estate or interest in the Premises by, through or under the GRANTEES, as long as
the said Premises are used as described in the Conditional Use Grant for the purpose of “Expanded outdoor dining area’.

IN WITNESS WHEREOF, GRANTEE(S) have hereunto set their hand(s) and seal(s) this ____ day of _____, 2026.

Signed: _____

Date: _____

Printed Name, as authorized agent/signatory for
Property Owner Siepmann Development Co.

Acknowledgment

For: Property Owner Siepmann Development Co.

STATE OF WISCONSIN)

_____ County) personally came before me this _____ day of _____, 2026, the above named
_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged
the same.

Notary Public, State of Wisconsin
My Commission expires: _____

AND....

IN WITNESS WHEREOF, GRANTEE(S) have hereunto set their hand(s) and seal(s) this ____ day of _____, 2026.

Signed: _____

Date: _____

Printed Name, as authorized agent/signatory for
Applicant Artisan 179

Acknowledgment

For: Applicant Artisan 179

STATE OF WISCONSIN)

_____ County) personally came before me this _____ day of _____, 2026, the above named
_____ to me known to be the person(s) who executed the foregoing instrument and acknowledged
the same.

Notary Public, State of Wisconsin
My Commission expires: _____

Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

October 1, 2026

TO: Village of Pewaukee Plan Commission

CC: Matt Heiser – Village Administrator, Matt Gralinski- Village Attorney, Mackenzie Quigley
– Village Clerk

FR: Mark Lyons – Village Planner

RE: 6c - Review, discussion, and consultative feedback to applicant Colin Smith regarding a concept for a mixed-use development located at 620 Ryan Road / PWV 0884982, 0884983, & 0884036. The proposed development site is 26 acres, zoned B-1 Community Business District and B-3 Office & Service District, owned by Joseph McCormick.

In June 2026 the Plan Commission discussed the subject parcel as it related to developed inquires Village staff had been receiving. Developers were interested in developing the property as multi-family residential. Since that time the applicant has purchased the property with a goal of mixed used development and submitted the attached concept plan for consideration.

Proposed Uses

The applicant is proposing a mixed-use development, including high density multi-family, medium density multi-family, commercial and industrial uses.

Surrounding Zoning and Land Uses (Zoning Map attached)

The subject site is presently zoned B-3 Commercial & Service District and B-1 Community Business District.

The following land uses are adjacent to the subject area:

East – Single family residential

South – Multi-family residential

West –Commercial development zoned B-1 Community Business District

North – Highway 16 right-of-way

Project specifics

Should the developer pursue approval for the proposed use, the following approval would be necessary.

- 1) Comprehensive land use map amendment. The property currently includes a specific study area and recommendations for office, entertainment, hotel, dining and mixed uses.

A Comprehensive land use map amendment would need to be accomplished to better align the necessary zoning districts with the comprehensive plan.

- 2) Zone Change. The property would need to be rezoned to the appropriate districts for the desired land uses as the current zoning designation would not permit some of the proposed uses. Depending on the district utilized, conditional use grants may also be necessary.
- 3) Land Division. In conjunction with a zone change, the applicant would need to create the lot layout as indicated in the concept plan through a land division
- 4) Site Plan / Plan of Operation. Finally, if the prior items have been accomplished the applicant would need to seek the necessary site plan and plan of operation approvals. This step may also need to include Conditional Use Grants depending on the final zoning districts utilized in item 2 above.

Attachments

- 1) Zoning & Comprehensive Plan maps
- 2) Concept application
- 3) Concept layouts

Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

June 4, 2026

TO: Village of Pewaukee Plan Commission

CC: Matt Heiser – Village Administrator, Matt Gralinski- Village Attorney, Mackenzie Quigley – Village Clerk

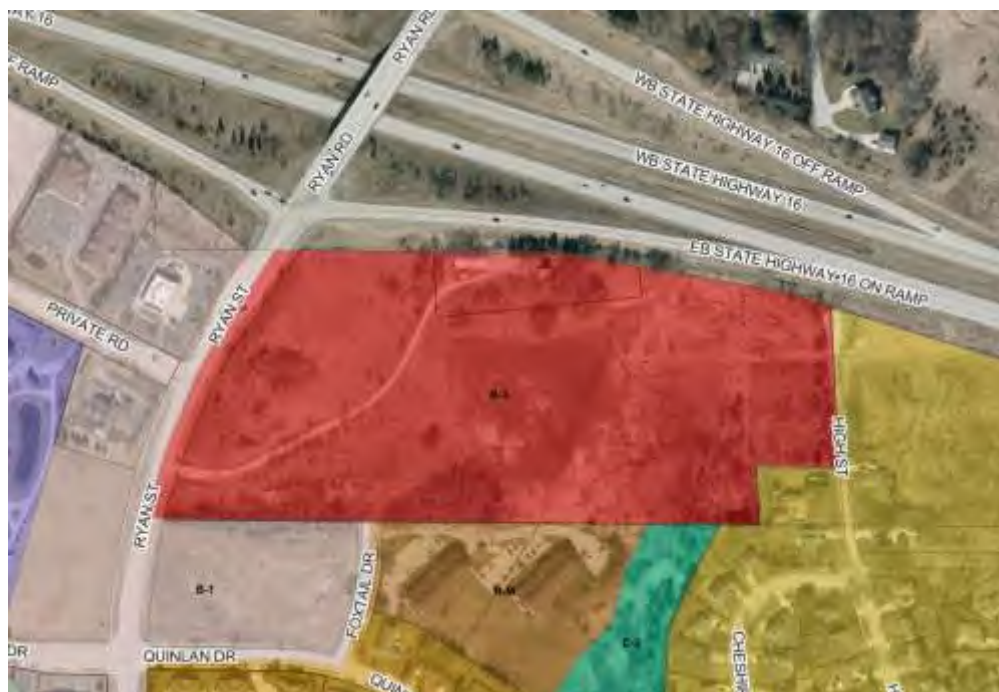
FR: Mark Lyons – Village Planner

RE: 6c - Review, discussion, and direction to staff regarding development along Ryan Street & Highway 16.

Possible ordinance to add a definition of building width.

Over the past several months I have received upwards of 10 calls from developers interested in the approximately 22 acres located at the southeast corner of Ryan Street and Highway 16 in the Village of Pewaukee. Village Manager Heiser and I met in-person with some of the interested parties. All of the developers have specifically been interested in developing the property for some style of multi-family residential. As a result of those inquiries staff thought it would be relevant to discuss the Comprehensive Plan's existing recommendations for the area, as well as the current zoning of the subject area.

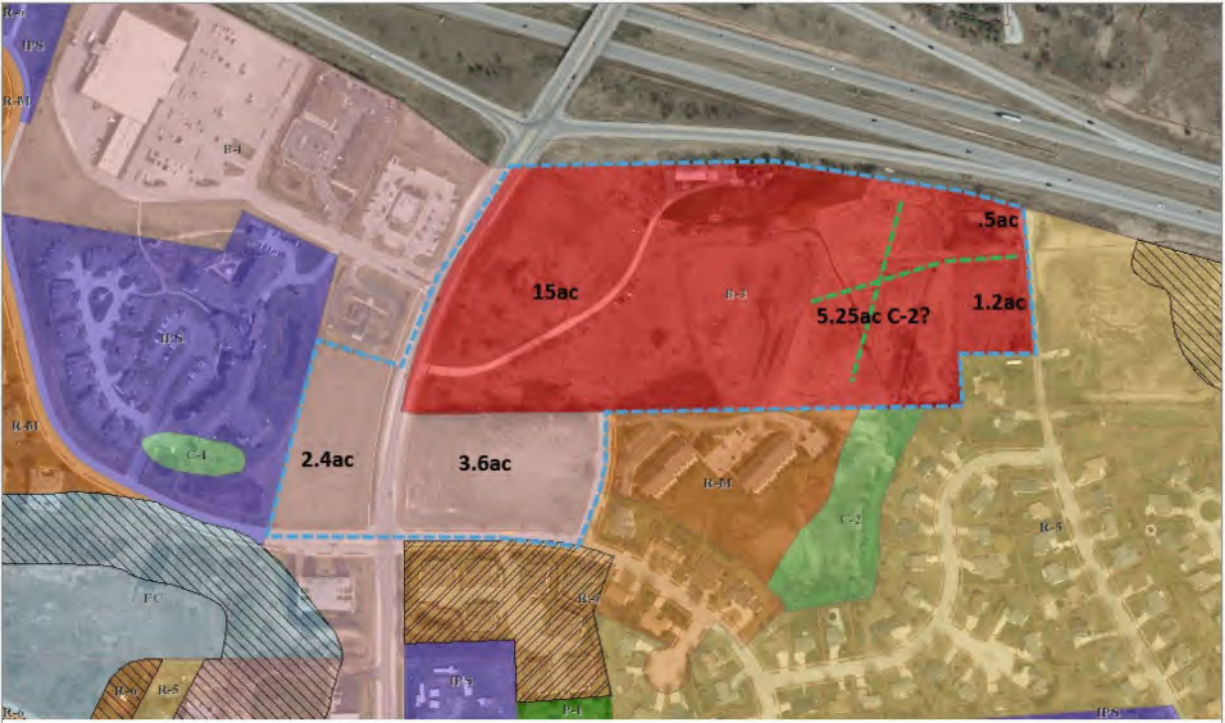
Current Zoning – B-3 Office & Service District



Future Land Use – office



Study Area - Ryan Street from Qunilan Dr to Hwy.16



Village of Pewaukee

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

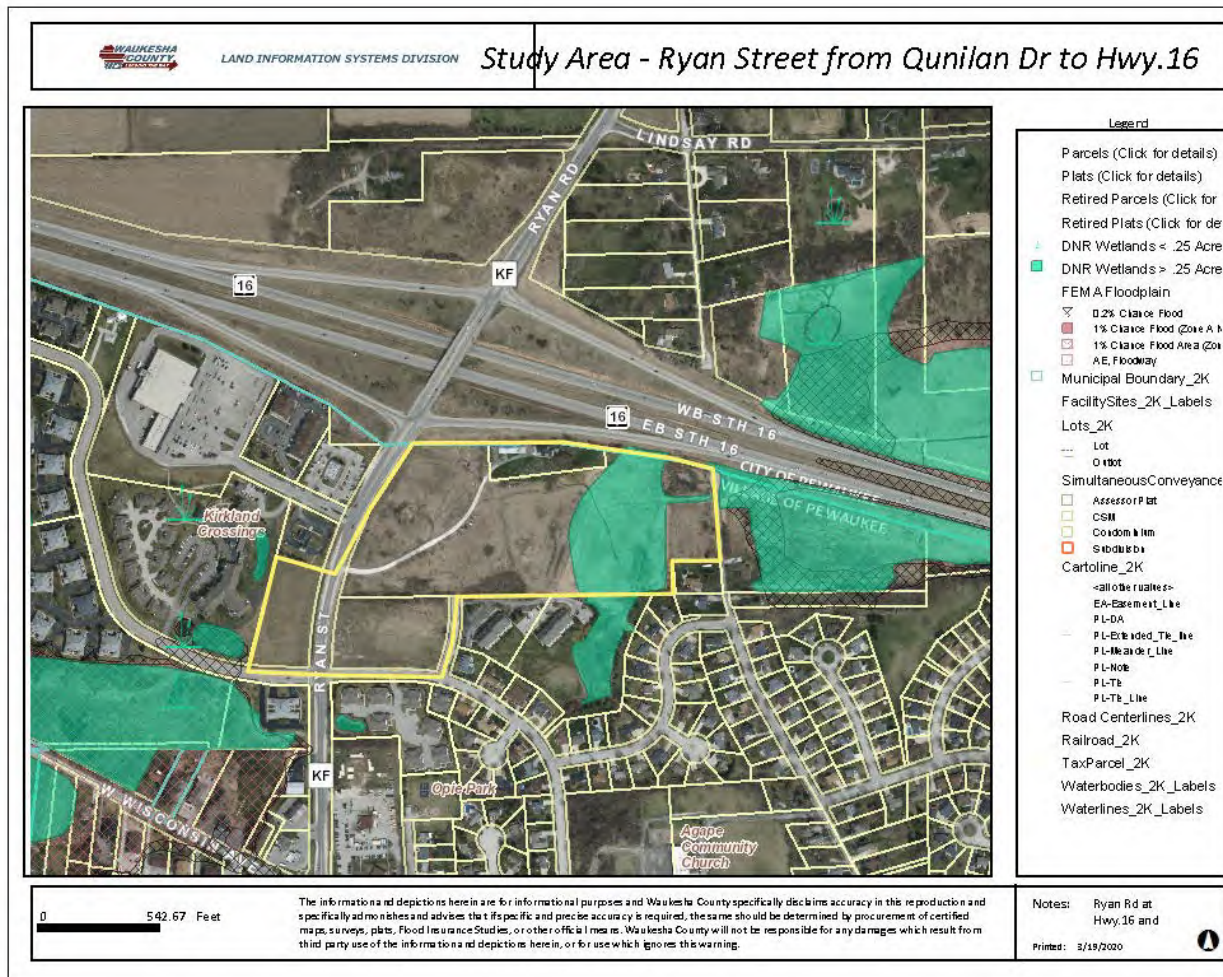


SCALE: 1 = 333'



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

Print Date: 3/11/2020



GENERAL INFORMATION

Ryan Street from Quinlan Drive to Hwy 16

# of Parcels:	4
# of Property Owners:	4
Total Acres +/-:	28
Total Buildable Acres +/-:	22.75

Current Land Use Designation:

- Part Community Commercial
- Part Office

Current Zoning Classification:

- Part B-3 Office and Service Business District
- Part B-1 Community Business District

Current Land Use Designation:

- Part Office

- Part Community Commercial

Desired Future Land Uses (for example):

- Professional office, entertainment, hotel, dining, and mixed use.

Guided Future Zoning Classification:

- Part B-3 Office and Service Business District
- Part B-1 Community Business District

Utilities and Infrastructure Access:

- Adjacent to Existing Public Street(s) Y
- Adjacent to Existing Sanitary Sewer: Y
- “ “ Water Y
- “ “ Storm Sewer Y

ECONOMIC ASSISTANCE TOOLS AVAILABLE TO ASSIST DEVELOPMENT:

- Pursue information/assistance from Waukesha County Center for Growth

ADVANTAGES TO DEVELOPMENT:

- Immediate access to Highway 16/Ryan Road interchange;
- Walkable to Downtown;
- Relatively few owners;
- Vacant land for the most part;

CHALLENGES TO DEVELOPMENT:

- County controls access points to Ryan Road;



PLAN COMMISSION CONSULTATION APPLICATION

No Application Fee for Consultative Services
Application due approx. 4 weeks prior to meeting.

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

PROPERTY / PROPERTY OWNER INFORMATION ☐

Property Address: 620 Ryan Street Pewaukee WI 53072 and adjacent parcel Tax Key: PWV 0884-983 & 0884-982
Zoning of Property: Residential and B-1/B-3 Property Owner Name: Joseph McCormick
Property Owner Email: Joe@jdmccormick.com Property Owner Phone #: 608-575-7551

APPLICANT INFORMATION ☒

Applicant Name: Colin Smith Applicant Phone #: 720-560-3640
Applicant Address: 101 N Mills St Madison WI 53715
Applicant Email: colin@jdmccormick.com

PROPOSED USE OF PROPERTY ☐

Business Name, If applicable: _____
FEIN, if applicable: _____
Description of Proposed Use (Restaurant/Retail/Office): Mixed use, Commercial, Multi-family and storage, single family lots

SIGNATURES ☐

Application will not be processed without the signature of the current property owner.

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: [Signature] Date: 9/9/20

Signature of Applicant: [Signature] Date: 9-9-20

DIRECTIONS / NOTES - See Page 2 for Specific Items Required ☐

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

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 size 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
4. Reverse of this form completed

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

DETAILED SITE PLAN - Identify/Illustrate the following on plan, if applicable

- | | | |
|--|---|---|
| ☐ Engineer Scale | ☐ Easements | ☐ Site acreage |
| ☐ Location/Vicinity Map | ☐ Setback and offset dimensions | ☐ Sidewalks/pedestrian walkways |
| ☐ North Arrow | ☐ Pond/detention locations | ☐ Dumpster/recycling area location |
| ☐ Footprint of dimensioned property lines | ☐ Floodplain and/or wetland boundary | ☐ Ground HVAC and/or utility installations |
| ☐ Existing and proposed buildings | ☐ Sign location | ☐ Fence location |
| ☐ Footprint of adjacent buildings | ☐ Exterior light location | |
| ☐ Driveway location | ☐ Phasing lines | |
| ☐ Parking stalls | ☐ Floor area ratio | |
| ☐ Adjacent public streets | ☐ Open space ratio | |

DETAILED ARCHITECTURAL PLAN - Identify/Illustrate the following on plan, if applicable

- | | | |
|--|---|---|
| ☐ Architectural scale | ☐ Exterior building materials/colors | ☐ Exposed HVAC equipment |
| ☐ All building views/elevations | ☐ Colored rendering | ☐ Dumpster/recycling area location |
| ☐ Building height dimensions | ☐ Dimensioned building façade sign | ☐ Samples of building materials |
| ☐ General floor plan dimensions | ☐ Exterior utility boxes | ☐ Building mounted lighting fixtures |

DETAILED LANDSCAPING PLAN - Identify/Illustrate the following on plan, if applicable

- | | |
|--|---|
| ☐ Location of existing/proposed landscaping | ☐ Species of plantings |
| ☐ Size of plantings at installation | ☐ Dumpster/recycling area location |
| ☐ Calculation confirming Zoning Code compliance | ☐ Conformance with tree preservation policy manual |

GRADING AND DRAINAGE PLAN - Identify/Illustrate the following on plan, if applicable

- ☐ Existing/proposed two-foot contour lines at local datum (floodplain property should be identified at USGS datum)
- ☐ Pond/detention location
- ☐ Storm-water and erosion control devices

NOTE: Meet with Village Engineer for further direction

SIGNAGE PLAN - Identify/Illustrate the following on plan, if applicable

- ☐ Scaled design drawing of freestanding and/or façade signs
- ☐ Sign specifications and colors (wattage, materials, dimensions)

EXTERIOR LIGHTING PLAN - Identify/Illustrate the following on plan, if applicable

- ☐ Light fixture design and specifications
- ☐ Iso foot-candle lighting dispersion plan (recommended)



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

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

PROPERTY INFORMATION

Property Address: 620 Ryan Street Pewaukee WI 53072 and adjacent parcel Tax Key: PWV 0884-983 & 0884-982
 Property Owner's Name: Joe McCormick Phone Number: 608-575-7551

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: Pewaukee Lakes LLC FEIN: 42-4486931
 Person Responsible for Payment / Business Contact Name: Colin Smith
 Mailing Address: 101 N Mills St Madison WI 53715
 Responsible Party / Contact Phone Number: Colin Smith 720-560-3640
 Responsible Party / Contact Email Address: Colin Smith Colin@jdmccormick.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature: [Signature] Printed Name: Joe McCormick Date: 9/9/26

Applicant Signature: [Signature] Printed Name: Colin Smith Date: 9-9-26

For Office Use Only

Staff Initials: _____

Date Received: _____



Klothe & Bruce

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator & Mackenzie Quigley - Clerk
FROM: Mark Lyons, Village Planning Consultant
RPT DATE: October 1, 2026
MTG DATE: October 8, 2026
RE: 6d - Zoning Ordinance Amendments – Amend Section 40.108(b) definitions and rules of construction

OVERVIEW:

On July2, 2026 & September 10, 2026, after discussion, the Plan Commission directed staff to prepare an ordinance amendment with regards to amending definition of “structure”. The Plan Commission discussed options for definition to provide additional clarity within the ordinance regarding improvements that should be exempt of the definition. The proposed ordinance would amend section 40.108(b) with the following definition:

Structure means a combination of materials, other than natural terrain or plant growth, erected or constructed to form among other things, a building, shelter, sign enclosure, retainer, container, support, base or decoration. The term “structure” does not include flag poles, mailboxes, basketball hoops or other small objects that are easily moved by hand, such as lawn chairs, portable grills, portable picnic tables, lawn ornaments, temporary fences, bird feeders, birdhouse, bird baths or little libraries.

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 action:

AMEND SECTION 40: LAND DEVELOPMENT TO AMEND THE DEFINITION OF STRUCTURE IN SECTION 40.108(b)

The Village of Pewaukee Plan Commission recommends to the Village Board Approval of the Village of Pewaukee Zoning Ordinance Amendments as outlined in the attached ordinance.

STATE OF WISCONSIN : VILLAGE OF PEWAUKEE : WAUKESHA COUNTY

ORDINANCE NO. 2026-_____

**ORDINANCE TO AMEND SECTION 40.108(b) OF THE MUNICIPAL CODE OF THE
VILLAGE OF PEWAUKEE REGARDING AMENDING THE DEFINITION FOR
STRUCTURE**

The Village Board of the Village of Pewaukee, Waukesha County, Wisconsin do ordain as follows:

SECTION I

The definition of *Structure* as found in Section 40.108(b) of the Municipal Code of the Village of Pewaukee is hereby amended to read as follows:

Structure means a combination of materials, other than natural terrain or plant growth, erected or constructed to form among other things, a building, shelter, sign enclosure, retainer, container, support, base or decoration. The term "structure" does not include flag poles, mailboxes, basketball hoops or other small objects that are easily moved by hand, such as lawn chairs, portable grills, portable picnic tables, lawn ornaments, temporary fences, bird feeders, birdhouse, bird baths or little libraries.

SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed.

SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

SECTION IV

This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Pewaukee, and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this _____ day of _____ 2026 by the Village Board of the Village of Pewaukee.

APPROVED:

Countersigned:

Jeff Knutson, Village President

Mackenzie Quigley, Village Clerk