

**VILLAGE OF PEWAUKEE  
REGULAR VILLAGE BOARD MINUTES  
OCTOBER 21, 2025**

<https://www.youtube.com/live/y8rg1xsx6mU?si=BGgWJ01C1ukNYLE>

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

President Knutson called the meeting to order at approximately 6:00 p.m. The Pledge of Allegiance was recited, followed by a moment of silence.

Roll Call was taken with the following Village Board members present: Trustee Nick Stauff, Trustee Kelli Belt, Trustee Rachel Pader, Trustee Kristen Kreuser; and President Jeff Knutson.

Excused: Trustee Jim Grabowski and Trustee Bob Rohde.

Also Present: Village Treasurer, Colin Palm; Village Attorney, Matt Gralinski; Village Administrator, Matt Heiser; Village Clerk, Jenna Peter.

**2. Public Hearings/Presentations**

- a. **Planned Unit Development (PUD) Overlay District rezoning request (including the underlying building architecture/materials/colors, site layout, exterior lighting, landscaping, fencing, and similar related plans) for a proposed car wash development to be located at 120 Simmons Avenue. The applicant is MSI General in c/o Cameron McFarland. The property owner is Wylie Group LLC. The 1.08-acre property is zoned B-2 Downtown Business District.**  
No comments.

**3. Approval of Minutes of Previous Meeting**

- a. **Minutes of the Regular Village Board Meeting – October 7, 2025**

Trustee Belt moved, seconded by Trustee Kreuser to approve the October 7, 2025, minutes of the Regular Village Board meeting as presented.

Motion carried 4-0.

Trustee Stauff abstained.

**4. Citizen Comments - None**

**5. Ordinances**

- a. **Review, discussion and possible action on Ordinance 2025-13; An Ordinance to Create Section 21.08 of the Municipal Code of the Village of Pewaukee Regarding the Regulation of Aeration/Circulating Pumps on Pewaukee Lake.**

Administrator Heiser explained Trustee Grabowski brought this forward from the Lake Advisory Committee meeting on September 17, 2025. The Village Board was updated during a report at its October 7, 2025 meeting. The other two municipalities represented on the Lake Advisory Committee, the City of Pewaukee and the Town of Delafield, have approved their versions of the ordinance.

Attorney Gralinski stated the Ordinance gives Lake Patrol the power to enforce which they could not before.

**Trustee Belt moved, seconded by Trustee Pader to approve Ordinance 2025-13 Regarding the Regulation of Aeration/Circulating Pumps on Pewaukee Lake.**

**Motion carried 5-0.**

**6. Resolutions**

**a. Review, discussion and possible action on Resolution No. 2025-14 to Amend and Establish Certain Fees Related to Forest Hill Cemetery.**

Clerk Peter presented the proposed fee adjustments for Forest Hill Cemetery, based on staff research into the actual labor and material costs associated with burials.

The Board discussed aligning the infant burial fee with the cremains burial fee and eliminating the distinction between resident and non-resident burial rates.

**Trustee Kreuser moved to approve Resolution No. 2025-14, incorporating the amendment to eliminate the distinction between residents and non-residents for burial fees.**

**Trustee Kreuser rescinded the motion.**

**Trustee Kreuser moved, seconded by Trustee Pader to defer the Resolution to the next meeting to review the changes.**

**Motion carried 5-0.**

**7. Old Business**

**a. Review, discussion and possible action on 2026 budget proposals for the Village.**

Heiser provided an overview of the 2026 budget proposals, noting input received from the Police Department, Municipal Court, Parks & Recreation, and Department of Public Works. Items presented included:

- Cemetery Fund details
- Recommended budget for Lake Patrol
- Proposed Fire & EMS fee, based on the City’s fire service budget

Heiser noted costs are proposed to increase 2.5%. With that in mind, the ESE Fee proposed will be an additional \$11 for 2026.

**No action taken.**

**8. New Business**

**a. Review, discussion and possible action on proposed land use of automotive repair/service store for property located immediately west of Menards and north of Jilly’s Car Wash / PWV 0901984006. The proposed development would be part of this 38.72-acre, B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District split zoned. The property is owned by Meadow Creek Limited Partnership and Applicant is William Bostic d/b/a Christian Brothers Automotive.**

Heiser explained Christian Brothers Auto Repair is proposing a new location in the Village. The parcel they have selected is an established Planned Unit Development (PUD). When the PUD was created it contained language that required Village Board approval for any land use proposed to be automotive repair/service store. The Plan Commission approved a Conditional Use Grant for the development at its October 9, 2025, meeting.

**Trustee Kreuser moved, seconded by Trustee Pader to approve the proposed land use for the automotive repair service store.**

**Motion carried 5-0.**

**b. Review, discussion and possible action on a recommendation to the Village Board from the Plan Commission for Planned Unit Development (PUD) Overlay District rezoning (including the underlying building architecture/materials/colors, site layout, exterior lighting, landscaping, fencing, and similar related plans) for a proposed car wash development to be located at 120 Simmons Avenue. The applicant is MSI General in c/o Cameron McFarland. The property owner is Wylie Group LLC. The 1.08-acre property is zoned B-2 Downtown Business District.**

Heiser explained there is a proposed car wash development at the former Four Star Restaurant site, located at 120 Simmons Avenue. The parcel lies within the B-2 District, which currently does not permit automotive businesses—either as a permitted or conditional use. To allow the development, a Planned Unit Development (PUD) Overlay would need to be implemented.

Gralinski noted that this action effectively amends the existing zoning code to incorporate the PUD Overlay for this site.

**Trustee Stauff moved, seconded by Trustee Pader to approve the PUD as presented.**

**Motion carried 5-0.**

- c. **Review, discussion and possible action regarding removal of existing deck with replacement to a concrete patio at Laimon Family Park.**

**Trustee Belt moved, seconded by Trustee Stauff to approve the removal of the existing deck and replacing with a concrete patio with a 15% contingency.**

**Motion carried 5-0.**

- d. **Review, discussion and possible action regarding replacement lighting conversion to LED lights at Kiwanis Village Park.**

**Trustee Kreuser moved, seconded by Trustee Stauff to approve the replacement of the lighting of up to \$7,000.**

**Motion carried 5-0.**

- e. **Review, discussion and possible action to approve the quarterly financial reports.**

**Trustee Kreuser moved, seconded by Trustee Belt to approve as presented.**

**Motion carried 5-0.**

- f. **Review, discussion and possible action on Operator License Denial for Kyle Thielen – Kranky’s, 719 Glacier Rd.**

Peter explained that the applicant, Kyle Thielen, is being recommended for denial of an Operator (Bartender’s) License for Kranky’s. The denial is based on Parameter #12 of the Village’s Operator License application, which states: *“A felony conviction substantially related to alcohol and/or drug activity will automatically be denied.”*

Peter cited the following charges from the applicant’s record:

- **March 22, 2016** – Felony charge: Manufacture/Deliver Heroin
- **November 21, 2022** – Misdemeanor charge: Disorderly Conduct
- **June 4, 2024** – Misdemeanor charge: Bail Jumping

Attorney Gralinski noted that Mr. Thielen submitted a copy of his OF306 form and the police report related to the Disorderly Conduct charge for the record.

Kyle Thielen @ 780 N Barker Rd, Brookfield, addressed the Board, stating he has been working hard to move forward and leave his past behind.

Kranky’s owner, Malcolm Dicks, spoke in support of Mr. Thielen, describing him as a reliable, friendly, and hardworking employee.

**Trustee Pader moved, seconded by Trustee Stauff to approve the Operator’s License.**

**Motion carried 5-0.**

- g. **Review, discussion and possible action on Temporary “Class B” Wine/Class “B” Beer Retailer’s License for Positively Pewaukee.**

**Trustee Stauff moved, seconded by Trustee Pader to approve the temporary “Class B” Wine/Class “B” Beer license for Positively Pewaukee.**

**Motion carried 5-0.**

**h. Review, discussion and possible action on new “Class B” Beer (“Class B” Intoxicating Liquor) for Fore Seasons, WI, LLC located at 1405 Capitol Dr. Suites B, C, D, and E.**

Peter stated that, as a condition of license approval, all applicable licensing fees must be paid in full prior to issuance, and a valid Wisconsin Seller’s Permit must be submitted to the Clerk’s office.

**Trustee Kreuser moved, seconded by Trustee Pader to approve the “Class B” Beer (“Class B” Intoxicating Liquor) as presented.**

**Motion carried 5-0.**

**i. Review, discussion and possible action on a Notice of Intent to the Safe Drinking Water Fund for 2026 Water Project Well 7.**

Heiser explained that this would authorize staff to pursue a drinking water loan for next year. A proposal to drill the well may follow, but this does not obligate the Village to spend any funds.

**Trustee Pader moved, seconded by Trustee Belt to approve a Notice of Intent to the Safe Drinking Water Fund for 2026 Water Project Well 7.**

**Motion carried 5-0.**

**j. Review and discussion on letter of Village support for passenger train service.**

Heiser reported that Amtrak is considering extending its Hiawatha line from Milwaukee to Madison, which could include a passenger stop in either the Village or City of Pewaukee. The project is contingent on Wisconsin DOT funding. The Village joined a letter to the Governor in support of the initiative. Host communities would be responsible for providing parking.

Belt expressed concern about the potential financial burden on Wisconsin taxpayers.

Stauff noted that several residents have voiced concerns about train stations potentially attracting disruption and undesirable activity. He questioned whether the project is a good fit for Pewaukee.

Knutson acknowledged possible benefits, especially with the Village’s 150th anniversary approaching, but emphasized the importance of reviewing final costs and project details.

**No action taken.**

**k. Review, discussion and possible action on the invoices and checks from September 2025.**

**Trustee Pader moved, seconded by Trustee Kreuser to approve all checks and invoices from September 2025, excluding the library.**

**Motion carried 5-0.**

**Trustee Kreuser moved, seconded by Trustee Belt to acknowledge the library checks and invoices from September 2025.**

**Motion carried 5-0.**

**9. Citizen Comments – None.**

**10. Adjournment**

**Trustee Kreuser moved, seconded by Trustee Pader to adjourn the October 21, 2025, Regular Village Board meeting at approximately 7:26 p.m.**

**Motion carried 5-0.**

Respectfully Submitted,

Jenna Peter  
Village Clerk