



PLAN COMMISSION AGENDA

November 13, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=MBCf5haiE-0>

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

Public Hearings.

- a. Conditional Use Grant request of applicant Aspen Homes, Inc, to construct a multi-family building (i.e. a duplex). A multi-family building is only permissible through the issuance of a Conditional Use Grant (Section 40.265). This request is located at 203 E. Wisconsin Avenue / PWV 0899982. This 0.316-acre parcel is zoned, B-2 Downtown Business District. The property is owned by Joanne & Dwight Zoellner and applicant is Aspen Homes, Inc – Brayden Basso.
 - b. Conditional Use Grant request of applicant Aspen Homes, Inc, to construct a single-family home. The proposed home requires reduced setbacks which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210). This 0.115-acre parcel, located at 247 Park Avenue / PWV 0899214, is zoned R-5 Residential Detached District with a Lakefront Overlay. Property Owner Megan & Luke Porath and applicant is Aspen Homes, Inc – Shelly Basso.
 - c. Conditional Use Grant request of applicant Caven & Annette Boggess, to construct a 1250 sq. ft. attached garage and second story living space. The structure is proposed at 2.58 feet from the Kopmeier Drive setback which is permissible only through the issuance of a Conditional Use Grant on a legal non- conforming lot (Section 40.210(4)a). This 0.149-acre parcel, located at 616 Kopmeier Drive / PWV 0894044, is zoned R-5 / LO Residential Detached District Lakefront Overlay. Property Owners/Applicants are Caven & Annette Boggess.
2. 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.*
3. Approval of the Minutes:
- a. Plan Commission Meeting – October 9, 2025
4. Old Business.
- a. None

5. New Business.

- a. Review, discussion, and possible action on Conditional Use Grant request of applicant Aspen Homes, Inc, to construct a multi-family building (i.e. a duplex). A multi-family building is only permissible through the issuance of a Conditional Use Grant (Section 40.265). This request is located at 203 E. Wisconsin Avenue / PWV 0899982. This 0.316-acre parcel is zoned, B-2 Downtown Business District. The property is owned by Joanne & Dwight Zoellner and Applicant is Aspen Homes, Inc – Brayden Basso
- b. Review, discussion, and possible action on Conditional Use Grant request of applicant Aspen Homes, Inc, to construct a single-family home. The proposed home requires reduced setbacks which is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210). This 0.115-acre parcel, located at 247 Park Avenue / PWV 0899214, is zoned R-5 Residential Detached District with a Lakefront Overlay. Property Owner Megan & Luke Porath and applicant is Aspen Homes, Inc – Shelly Basso.
- c. Review, discussion, and possible action on Conditional Use Grant request of applicant Caven & Annette Boggess, to construct a 1250 sq. ft. attached garage and second story living space. The structure is proposed at 2.58 feet from the Kopmeier Drive setback which is permissible only through the issuance of a Conditional Use Grant on a legal non- conforming lot (Section 40.210(4)a). This 0.149-acre parcel, located at 616 Kopmeier Drive / PWV 0894044, is zoned R-5 Residential Detached District. Property Owners/Applicants are Caven & Annette Boggess.
- d. Review, discussion and possible recommendation to the Village Board for Planned Unit Development (PUD) Overlay District amendment for Pewaukee Self Storage to amend an existing Planned Unit Development Overlay and associated Business / Site Plan of Operation amendment. This request is located at 229 Sussex St. / PWV 0898999001. The 15.786-acre property is zoned B-5 Light Industrial District with a Planned Unit Development Overlay. The property owner / applicant is Pewaukee Self Storage LLC.
- e. Review, discussion, and possible action on Building and Site Plan Amendment request of Netties Irish Pub for adding a covered stage on the existing deck. This request is located at 733 W. Wisconsin Avenue. / PWV 0894997. The 2.629-acre property is zoned B-1 Community Business District. The property owner / applicant is Scott Schaefer.

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7. 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: October 30, 2025