

**Town of Saukville
Plan Commission Meeting
3762 Lakeland Rd., Saukville, WI
Minutes
Tuesday April 12, 2022 at 7:00 P.M.**

PLEASE TAKE NOTICE that a meeting of the Town of Saukville Plan Commission will be held at the Town Hall, 3762 Lakeland Road, Saukville, Wisconsin, This meeting will take place the above noted time and date at which the following items of business will be discussed and possibly acted upon.

**Kevin Kimmes, Chairman
Todd Korb, Member
Jeff Walczyk, Member**

**Mike Denzien, Supervisor
Tom Ravn, Member**

**Marcia Nosko, Member
Don Hamm, Member
Raquel Engelke, Clerk**

- 1. Call to order.**
- 2. Pledge of Allegiance.**
- 3. Public Notice: This meeting has been given public notice in accordance with Section 19.83 and 19.84 of the Wisconsin Statutes to apprise the public and news media of the subject matters intended for discussion, consideration and action.**
- 4. Review & Approve Minutes from Previous Meeting.**

Mike Denzien made a motion to approve the minutes with changes to attendance, Todd Korb seconded. Motion passed, with Marcia Nosko abstaining.

- 5. Persons wishing to be heard.**

None.

- 6. Discussion/possible action: Christopher Unger, 3040 State Road 33, Nonbinding First Review CUP for Accessory Structure.**

Christopher Unger stated he is in the process of getting the plot map completed. Kevin Kimmes stated the cumulative total of all three buildings on the property cannot exceed 8500 square feet and he encouraged the applicants to contact the neighbors who will be getting a notice letter prior to the public hearing. Christopher Unger stated the building will have sidewalls of 16 feet and will be used for equipment storage, not as a place of business with employees or customers. Kevin Kimmes directed the matter to a public hearing for the May Plan Commission meeting.

- 7. Discussion/possible action: Nick Suddendorf, Nonbinding First Review Business Barn Development on Northwoods Rd. Tax Key 08-036-01-005.00.**

Nick Suddendorf explained his vision of a business barn located near Walmart with easy access to I43 and Hwy 33. He stated the parcel is 40 acres with about 10-13 developable and the rest is wetlands. He said the plan includes approximately 30-43 individually owned plots which will have a unit for uses such as storage, light manufacture such as cabinet making, van remodeling, music studio, painters and personal use where no outdoor storage is allowed. He stated he has a similar project in the City of Port Washington which has 25 units and is sold out. Nick Suddenforf also said he has contacted the Village of Saukville which has the parcel as commercial in their Land Use Plan. Kevin Kimmes stated sewer and water will be an issue and the uses allowed in the development will need to be clearly defined. Kevin Kimmes stated that the Town's Planner, Cedar Corp., would be involved in guiding Plan Commission through the development process. Ken Jaworski stated that annexation comes as a request by the landowner and he encouraged Nick to speak with the County because they will have a lot of requirements for sanitation including possibly sewer and water which will impact whether the project can proceed in the Town. Nick Suddendorf stated one well would service ten buildings and the waste would be handled by holding tanks. Kevin Kimmes stated the property will fall under the extraterritorial rights of the Village of Saukville. Don Hamm stated that he was initially unsure about the project, but he feels it could be a good transition option from commercial to the residential area across the street. Todd Korb

expressed concern that once the property is rezoned to B-1, any uses allowable on B-1 could be installed on the land. He also stated that the location is more appropriate for this use; however, it goes against the traditional type of development in the Town. Mike Denzien shares Todd Korb's B-1 zoning concern but is interested in more information. Tom Ravn does not want to see the wetland areas developed and has concerns about the number of buildings, but he is interested in hearing more information. Jeff Walczyk stated he also wants to protect the wetlands but feels the concept is interesting. Marcia Nosko asked for the address of the development in the City of Port Washington to get an idea of the layout, she stated she echoes previous comments and would like more information on the project. Ken Jaworski stated the County's interpretation of the need for sewer and water will be a significant factor in the project's development and he cautioned that the residents across the street will have a significant reaction to the proposal. Mike Denzien stated that in the process of redoing the Comprehensive Plan to ensure the orderly development of the Town and this location is the appropriate place for this type of development. Kevin Kimmes stated fire protection is also a consideration and he would like the Fire Chief's input on the development. Kevin Kimmes and Ken Jaworski directed Nick Suddendorf to contact the County regarding water and water requirements before applying for a rezone and Comprehensive Plan amendment.

8. Other general business brought before the committee.

Ken Jaworski discussed the Town's zoning map, which has been converted to GIS. He stated the Clerk will research answers to some questions with the goal of 100% accuracy and availability on the Town's website and will serve as the Town's legal zoning map. Ken Jaworski also discussed revised applications with an instruction page because the Town's Zoning Chapter has a lot of procedures and requirements, some of which are unnecessary. He stated the new fee schedule is up for adoption by the Town Board next week. Ken Jaworski also stated map amendments and rezones will be done as a batch and the County will need to approve the final map.

9. Adjournment.

Tom Ravn made a motion to adjourn, Todd Korb seconded. Meeting adjourned at 8:20pm.

Raquel Engelke Clerk, Town of Saukville