

****PLAN COMMISSION MEETING ****

January 4, 2022

**SAUKVILLE POLICE DEPT
649 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN**

The meeting was called to order at 5:30 p.m. by Chairman Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Members Present: Barb Dickmann, Richard Belling, Jim Nowlen (via Zoom), Chris Lear, and John Ross (via Zoom)

Others Present: Dawn Wagner- Village Administrator, Claude Louis, Steve DeCleene-Neumann Developments, Ken Peters-SethLED, and Connor Carynski-Ozaukee Press

APPROVE MINUTES OF THE DECEMBER 7, 2021 MEETING

Belling/Nowlen made a motion to approve the minutes of the November 23, 2021 meeting. Motion carried.

PUBLIC HEARING - TO CONSIDER A PETITION SUBMITTED BY MRED-MGA SAUKVILLE ASSOCIATES, TO DESIGNATE A TRACT OF LAND OWNED BY IT ABUTTING THE SOUTH SIDE OF STATE HIGHWAY 33, KNOWN AS EMERALD RIDGE SUBDIVISION, AS A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT

Nowlen/Lear made a motion to open the Public Hearing. Roll Call vote was taken with all in favor. Motion carried.

Wagner referenced the Petition submitted by MRED-MGA (copy attached).

Wagner explained the timeline for the Rezoning and PUD Overlay District approval.

Steve DeCleene, Neumann Development, gave an overview of the proposed mixed-use development project (multi-family, single family, & manufacturing).

Dickmann read an e-mail submitted by Richard Belling, Plan Commissioner (attached).

CLOSED PUBLIC HEARING

Lear/Nowlen made a motion to close the Public Hearing. Roll call vote was taken with all in favor. Motion carried at 5:40 p.m.

REVIEW, DETERMINATION, AND RECOMMENDATION AS TO PETITION SUBMITTED BY MRED-MGA SEEKING TO DESIGNATE THE 41.37 ACRES OWNED BY IT ABUTTING THE SOUTH SIDE OF STATE HIGHWAY 33 KNOWN AS EMERALD RIDGE SUBDIVISION AS A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT, UPON THE CONDITION THAT THE EXISTING PLAT OF EMERALD RIDGE SUBDIVISION IS VACATED AND A PRELIMINARY PLAT REPLATTING THE PARCELS IS APPROVED

Claude Louis, Kapur, explained all parcels zoned R-3 Single-Family Residential District shall comply with all provisions of § 205-33 of the Code of the Village of Saukville, except as set forth below:

Lot area and width. Lots shall be a minimum of 8,750 square feet in area and shall not be less than 70 feet in width. Corner lots shall be not less than 90 feet in width.

Setback and yards.

- (1) There shall be a minimum setback of 25 feet from the street right-of-way.
- (2) There shall be a side yard on each side of all buildings of not less than 6 feet in width.
- (3) There shall be a rear yard of not less than 25 feet.

C. All parcels zoned R-3 Single-Family Residential District shall comply with all provisions of §§ 205-95 and 205-96 of the Code of the Village of Saukville related to site plan review and architectural control, except that the requirement in § 205-96.C that a minimum of 50% of a

residential dwelling façade shall be finished in brick or decorative masonry material shall not apply and instead the front elevation of each residential dwelling shall contain at least one prominent architectural feature such as a front porch or a minimum of 100 square feet of stone or brick accent material.

Nowlen/Ross made a motion that the Plan Commission determine that the General Plan Statement and Specific Implementation Plan for the proposed PUD Overlay District are desirable and acceptable, find that the proposed PUD Overlay District is compatible with the Village Comprehensive Plan, and recommend to the Village Board that the petition to establish the Emerald Ridge PUD Overlay District for the 41.37 acre parcel be approved on the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved. Motion carried.

REVIEW A REQUEST FOR SIGNAGE FOR KILIAN MANGEMENT SERVICES (MCDONALDS) LOCATED AT 656 E GREEN BAY AVENUE, SUBMITTED BY SETHLED.COM ON BEHALF OF KILIAN MANAGEMENT SERVICES
Wagner stated that the proposed upgraded signage meets the Village's Zoning Code.

Nowlen/Ross made a motion to approve the request for signage for Kilian Management Services (McDonalds), located at 656 E. Green Bay Avenue. Motion carried.

OTHER MATTERS

None.

ADJOURNMENT

Ross/Nowlen made a motion to adjourn. Motion carried at 5:43 p.m.

Dawn Wagner, Village Administrator