

## **\*\*PLAN COMMISSION/VILLAGE BOARD “SPECIAL” MEETING \*\***

April 20, 2022

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

The meeting was called to order at 6:00 p.m. by Trustee Scott Fischer  
The Statement of Public Notice was given by Mary Kay Baumann

Members Present: Barb Dickmann (via Zoom), Scott Fischer, Richard Belling, Jim Nowlen, Pamela Hughes (via Zoom), John Ross, Pete Janus, and Trevor Seitz (via Zoom)

Others Present: Dawn Wagner- Village Administrator, Mary Kay Baumann, Julie Friede, Ray Hartmann (via Zoom), Dale Kropidowski (via Zoom), Dan Helm, Brett Moegenburg, Josh Brunnquell, Claude Lois-Kapur, Ian McCann-Ansay, Nicholas Ansay (via Zoom), Gene Baumann (via Zoom), Tim Paulson (via Zoom), Keri Wallenkamp-Ansay (via Zoom), Kathleen Schilling-Ozaukee Economic Development, and Connor Carynski-Ozaukee Press (via Zoom), also, see attached list

### **CONCEPTUAL REVIEW - NORTHERN GATEWAY PROJECT**

Ian McCann-Ansay, gave an overview of the conceptual plans for Northern Gateway (presentation attached). McCann stated that this is a 99-acre development adjacent to I43 and will be a mix of residential, commercial, and business park zoning.

Seitz asked what the timeline was from the beginning of this project. McCann stated that Ansay first presented a conceptual plan to the Village in February of 2020.

McCann stated that the development would include a new public attraction, including a supporting environment for all citizens, including IDD Adults, through Mel's Charities.

McCann introduced the partners in the project:

- Three Leaf Partners - John Fora stated that they want to work with the community. He gave an overview of the company and other projects that they have been involved with. He stated that David Lyon would be involved with the day-to-day decisions on the project.
- Rinka+ - they are currently a part of the Newport Shores project. They also worked on Fiserv Forum. A review of their previous projects was provided.
- Baudhuin Surveying & Engineering - Pete Hurth stated that they have been on this project since the beginning in 2005. Baudhuin has done all the surveying for the site.
- Catalyst Construction - Ryan Raskin stated that they have worked with Rinka in the past. They worked on the Newport Shore project with them and stated the teams work well together.

Tom Meaux, Ansay, stated that the vision is to create an integrated community, not just a project for IDD adults.

Tom Stanton, Mel's Charities, stated that Mel's mission is to have fun and impact lives.

McCann stated that Balance, Inc. is the largest non-profit in Ozaukee County and hold the skill set for IDD individuals.

McCann stated that the recreation facility that was planned for the north end of the project has been moved to the plaza. A variety of housing/commercial would be to the north.

Eric, Rinka, spoke regarding the South Campus noting that it would center around the idea of a Community Town Center.

Seitz asked if the YMCA is still part of the plan. Meaux stated, yes.

Eric, Rinka, stated the plaza is what they refer to as Community Green. It would be flexible to support different programs including performance venues, a splash pad and an area for movies.

McCann stated that the buildings in the presentation are conceptual for scale only. The buildings will not be all white.

Eric, Rinka, spoke on the flow of the space. It will include natural plantings. Most successful communities have a range of housing including single family homes, town homes, 2-story housing, and assisted living/elderly housing.

The development would include 150 units with 25% housing individuals with disabilities.

Seitz asked if there is a state requirement on the percentage of housing. McCann stated that there is no statute that he is aware of, but added that integrating is the key.

McCann stated that there is a corporation that would like to be a part of this project and would employ 100+ individuals.

McCann spoke on the time-line, stating that they hope to be operational in 2023.

Eric, Rinka, stated that the very north parcel would be slated for a business park, adding that visibility from the freeway is key.

Eric stated that the apartment buildings would be the highest density.

McCann stated that the recreation facility would house youth sports leagues.

McCann stated that the proposed time-line has the project beginning in September of 2022. Zoning permits, water study, traffic study, utility, and infrastructure requirements would all factor in to the time-line. This includes a development agreement and site plans as well as the TID Overlay.

The question was asked about the bump out property on Northwoods Road north of the YMCA and the plan for that. McCann stated that it is privately owned.

Fischer asked if a market survey was done. Is the potential there that we could potential double the population of Saukville? McCann stated that market studies show the need for the development and added that the project will happen over a 10-year span.

Nowlen asked about market prices. McCann stated that they are getting close on final numbers.

Janus asked if there are plans for retails to the north. McCann stated, not now.

Fischer thanked everyone for their presentations.

Claude Lois, Kapur, stated that this is the best plan that we have seen to-date.

Wagner stated that this conceptual review was necessary to ensure that this is something that the Village wants to move forward with.

#### **OTHER MATTERS**

None.

#### **ADJOURNMENT**

**Nowlen/Belling made a motion to adjourn. Motion carried at 6:52 p.m.**

Mary Kay Baumann, Village Clerk