

**** PLAN COMMISSION MEETING ****

June 18, 2019

**MUNICIPAL CENTER, 639 E. GREEN BAY AVE.
SAUKVILLE, WISCONSIN**

The meeting was called to order at 5:30 p.m. by 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, Jim Nowlen, Kristi deBruijn, and Dennis Luisier

Others Present: Dawn Wagner-Village Administrator, Jeff Nusslock, Dave DeZutel, Sue DeZutel, Matt Friedman, Bryant Fazer, Mark Teunissen, and Don Teunissen

APPROVE MINUTES OF THE MAY 7, 2019 MEETING

Luisier/K. Dickmann made a motion to approve the minutes of the May 7, 2019 meeting. Motion carried.

PUBLIC HEARING - TO HEAR COMMENTS REGARDING PROPOSED CONDITIONAL USE PERMIT TO PERMIT OUTDOOR STORAGE OF EQUIPMENT, MATERIALS, PRODUCTS OR INVENTORY IN THE B-P BUSINESS PARK DISTRICT LOCATED AT 740 N. DEKORA WOODS BLVD, REQUESTED BY DAVID DEZUTEL AND A-1 FENCE CO., INC.

Wagner noted that CDA reviewed and approved A-1 Fence's outdoor storage and landscape plan as required by the updated zoning code.

Hearing no comments, Dickmann requested a motion to close the Public Hearing.

Luisier/Nowlen made a motion to close the Public Hearing. Roll call vote was taken with all in favor. Motion carried at 5:35 p.m.

REVIEW AND ACT ON CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY DAVID DEZUTEL AND A-1 FENCE CO., INC., TO PERMIT OUTDOOR STORAGE OF EQUIPMENT, MATERIALS, PRODUCTS OR INVENTORY IN THE B-P BUSINESS PARK DISTRICT AT 740 N DEKORA WOODS BLVD.

deBruijn/Luisier made a motion to approve the request for a conditional use permit to permit outdoor storage of equipment, materials, products or inventory in the B-P Business Park District at 740 N. Dekora Woods Blvd. Motion carried.

REVIEW CERTIFICATE OF COMPLIANCE - CHANGE OF USE FOR A-1 FENCE CO., INC. LOCATED AT 740 N. DEKORA WOODS BLVD, SUBMITTED BY DAVID DEZUTEL, OWNER

Luisier/Nowlen made a motion to approve the Certificate of Compliance - Change of Use for A-1 Fence Co., Inc. located at 740 N. Dekora Woods Blvd. Motion carried.

REVIEW SIGN PERMIT APPLICATION FOR MADISON MEDICAL EYE CARE, 620 E. GREEN BAY AVE., SUITE 124, SUBMITTED BY APPLETON SIGN CO. ON BEHALF OF MADISON MEDICAL EYE CARE.

Nowlen/deBruijn made a motion to approve the sign permit application for Madison Medical Eye Care, 620 E. Green Bay Ave., Suite 124, subject to review and approval by the Building Inspector. Motion carried.

REVIEW REQUEST FOR 754 SQ. FT. BUILDING ADDITION FOR CASEY'S GENERAL STORE LOCATED AT 305 W. DEKORA STREET, SUBMITTED BY CASEY'S MARKETING COMPANY

Dickmann read an e-mail from Trustee Richard Belling:

Generally, I have no objections or issues with any of the agenda items, and in fact, I am in favor, that is I would vote Yes for agenda items #7, 8, 9, 10 and 11. Item 12 on the agenda did not include any supporting exhibits, so I have no comment.

Nowlen/Luisier made a motion to approve the 754 sq. ft. building addition for Casey's General Store located at 305 W. Dekora Street subject to obtaining all required permits before commencement of construction, payment of all review fees and any other applicable fees prior to commencement of construction, and final review/approval by the Building Inspector. Motion carried.

REVIEW REQUEST FOR 2 DRIVE-THRU MENU BOARD (SIGNS) AT MCDONALD'S LOCATED AT 656 E GREEN BAY AVE., REQUESTED BY KILLIAN MANAGEMENT, OWNER

Nowlen/deBruijn made a motion to approve the 2 drive-thru menu board (signs) for McDonald's located at 656 E Green Bay Ave. subject to review and approval by the Building Inspector. Motion carried.

REVIEW CERTIFICATE OF COMPLIANCE - PLANNING & ZONING FOR RUAN TRANSPORTATION CORPORATION, 800B NORTH PROGRESS DRIVE, REQUESTED BY DON TEUNISSEN, OWNER

Dickmann stated that:

Don Tuenissen submitted an application for issuance by the Plan Commission of a Certificate of Compliance for the property at 800B N. Progress Drive pursuant to § 205-15.A of the Zoning Ordinance. A Certificate of Compliance is required when a business or manufacturing property is occupied by a new tenant. Don Teunissen proposes to lease the property at 800B N. Progress Drive to Ruan Transport as of July 1, 2019 to operate a freight yard/terminal. A Certificate of Compliance indicates that the property is in compliance with the provisions of the Zoning Ordinance.

§ 205-65.F provides that all off-street parking and driveways shall be surfaced with brick pavers, cement or asphalt and constructed in accordance with Village and industry standards and specifications so as to provide a durable and dust-free surface and shall be graded and drained to dispose of all surface water.

Village staff reports that the property at 800B N. Progress Drive to be used by Ruan Transport is not paved. Don Tuenissen indicates that he has not had sufficient time to prepare a paving plan.

Teunissen questioned why the paving is required after all these years. He noted that Jeff Knight, former Village President, originally ok'd the non-paved parking in 1984.

Wagner stated that she and the Village Attorney have explained to Mr. Teunissen on numerous occasions that the property must comply with current zoning code.

This item was discussed with the Village Attorney. Based on that discussion, the following motion is proposed:

Nowlen/Luisier made a motion to approve a temporary Certificate of Compliance - Planning & Zoning to Don Tuenissen to allow Ruan Transport to operate a freight yard/terminal for a period of 4 months (expires October 18, 2019). No later than September 18, 2019, Don Tuenissen must submit a paving plan and storm water drainage/management plan to the Plan Commission for review. Upon receipt of a paving plan and storm water drainage/ management plan that will bring the property into compliance with the Zoning Ordinance the Plan Commission will consider whether to issue a permanent Certificate of Compliance.

It was also noted that Village code requires Developer/Owner to reimburse the Village for all professional review fees. Motion carried.

OTHER MATTERS

None.

ADJOURNMENT

Luisier/Nowlen made a motion to adjourn. Motion carried at 6:15 p.m.


Dawn Wagner
Village Administrator