

**\*\*PLAN COMMISSION MEETING \*\***

July 12, 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, Chris Lear, Pamela Hughes, John Ross and Kristi deBruijn(via Zoom)

Others Present: Dawn Wagner- Village Administrator, Claude Lois - Kapur, Christopher Slater - PRE/3  
Mike Long- Husch Blackwell LLP

**APPROVE MINUTES OF THE JUNE 21, 2022 MEETING**

**Belling/Nowlen made a motion to approve the minutes of the June 21, 2022 meeting.**

**Public Hearing - To hear comments regarding proposed conditional use permit to permit construction of a 150-foot monopole communications tower in the M-1 Light Manufacturing District located at 851 N. Progress Drive. Requested by Bridger Tower Corporation.**

**Nowlen/Lear made a motion to Open the Public Hearing. Roll call vote was taken with all in favor. Motion Carried at 5:32 p.m.**

Mike Long, Representative for the Bridger Town Corporation gave an overview of the proposed project. (petition attached)

Long stated there would 4 tenants total, 1<sup>st</sup> tenant is Dish Network.

They would be using the existing access off of Cold Springs Road, with minimal traffic to the site.

The existing tree line would act as buffer, first 30 feet.

The Project meets 2035 Land Use Plan, located in the Industrial/Manufacturing zoning district.

There are no odors, sounds or adverse effects to the environment.

The public would benefit from the improvement of Wireless Communication.

The Village and Ozaukee County can use the tower.

State Assessor gives value of the pole and structures, the value will be added to the tax roll.

**CLOSED PUBLIC HEARING**

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

**Review and act on conditional use permit application submitted by Bridger Tower Corporation to permit construction of a 150-foot monopole communications tower in the M-1 Light Manufacturing District at 851 N. Progress Drive.**

**Belling/Lear made of motion** to approve the conditional use permit application submitted by Bridger Tower Corporation to permit construction of a 150-foot monopole communications tower in the M-1 Light Manufacturing District at 851 N. Progress Drive. Motion Carried.

**Review and recommendation as to petition to rezone property and amend zoning map submitted by JJM Holdings, LLP and 4333 LLC seeking to rezone parcels owned by them abutting the east side of Interstate 43 consisting of a parcel of 23.017 acres from B-4 Highway Shopping Center Business District to B-P Business Park District and parcels totaling 108.253 acres from B-4 Highway Shopping Center Business District and R-C Condominium Residential District to TND Traditional Neighborhood Development District with a PUD Planned Unit Development Overlay District, upon the condition that the proposed land division creating the 23.107 acre parcel is approved.**

**Belling/Hughes made a recommendation** to Village Board to rezone property and amend zoning map submitted by JJM Holdings, LLP and 4333 LLC seeking to rezone parcels owned by them abutting the east side of Interstate 43 consisting of a parcel of 23.017 acres from B-4 Highway Shopping Center Business District to B-P Business Park District and parcels totaling 108.253 acres from B-4 Highway Shopping Center Business District and R-C Condominium Residential District to TND Traditional Neighborhood Development District with a PUD Planned Unit Development Overlay District, upon the condition that the proposed land division creating the 23.107 acre parcel is approved. Motion Carried.

**Review and determination as to application submitted by PRE/3, Robert E. Lee & Associates, Inc., requesting that applicant's site plan and architectural plan for the multi-family site within The Crossroads Development along STH 33 be approved pursuant to §205-95 of the Village Zoning Ordinance.**

**Nowlen/Belling made a motion** to approve the application submitted by PRE/3, Robert E. Lee & Associates, Inc., requesting that applicant's site plan and architectural plan for the multi-family site within The Crossroads Development along STH 33 be approved pursuant to §205-95 of the Village Zoning Ordinance contingent upon the items listed on the June 30, 2022 memorandum (attached). Motion Carried.

#### **OTHER MATTERS**

Neumann Development has started on the westside.

Public Hearing - Ansay PUD overlay, August 2<sup>nd</sup> Plan Commission Meeting.

#### **ADJOURNMENT**

**Nowlen/Belling made a motion** to adjourn. Motion carried at 5:58 p.m.

Dawn Wagner  
Village Administrator