

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

October 1, 2019

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

The meeting was called to order at 5:00 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, Chris Lear, Kristi deBruijn, and Dennis Luisier

Others Present: Dawn Wagner-Village Administrator, Nick Meier-Mr. Mover, Erica Eberhardy, Tonya Casberg and Ross Brooks - U-Haul, and Dan Benson-Ozaukee Press

**APPROVE MINUTES OF THE SEPTEMBER 11, 2019 MEETING**

**Nowlen/Luisier made a motion** to approve the minutes of the September 11, 2019 meeting. Motion carried.

**REVIEW CERTIFICATE OF COMPLIANCE - PLANNING & ZONING FOR MR. MOVER, 150 S. FOSTER DRIVE, REQUESTED BY NICK MEIER, OWNER**

Wagner stated that the Plan of Operation was submitted (attached). Mr. Mover would be occupying the north side of the building for office space. Wagner also referenced the letter proposed by the Village Attorney regarding the pole sign and noted that Meier could advertise for any businesses located within 1500 feet (east or west) of the I-43 corridor.

**Luisier/deBruijn made a motion** to approve the Certification of Compliance - Planning & Zoning for Mr. Mover, 150 S. Foster Drive. Motion carried.

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

**Lear/Nowlen made a motion** to approve the Certificate of Compliance - Planning & Zoning for Ruan Transportation Corporation, 800B North Progress Drive. Motion carried.

**REVIEW AND RECOMMENDATION AS TO PETITION FOR ZONING ORDINANCE TEXT AMENDMENT SUBMITTED BY U-HAUL INTERNATIONAL/AMERCO REAL ESTATE COMPANY TO AMEND §205-57.0 OF THE VILLAGE CODE TO ALLOW EXTERIOR SELF-SERVICE STORAGE FACILITIES (MINI-WAREHOUSES) AS A CONDITIONAL USE IN CONJUNCTION WITH INTERIOR SELF-SERVICE STORAGE FACILITIES IN THE B-4 BUSINESS PARK**

Ross Brooks stated that 3 years ago they were much more optimistic about the storage units. In 3 years, it is less than 20% occupied and it is a hard struggle to make the connection to U-Haul.

Wagner referred to the memo prepared by the Village Attorney and Administrator (attached).

She noted:

- The Plan Commission and Village Board must determine whether it is desirable and appropriate to allow an exterior self-service storage facility (mini-warehouses) in the Highway 33 corridor/B-4 Highway Business District, keeping in mind the purpose and intent of the Village Zoning Ordinance as set forth in §§205-2 and 205-3.
- U-Haul was informed prior to the purchase of the property and again recently that self-service facilities (mini-warehouses) are a permitted use only in the M-1 Manufacturing District and are not a permitted use or allowed conditional use in any other district.

Dickmann, Nowlen, and Lear all felt that this is not the right location (B-4 Zoning District) for these units.  
deBruijn stated that the proposed expansion does not enhance the property.

Brooks asked if there was any way to enhance the proposed project.

**Lear/Nowlen made a motion** to recommend to the Village Board denial of the Zoning Ordinance Text Amendment submitted by U-Haul International/Amerco Real Estate to amend §205-57.0 of the Village Code to allow exterior self-service storage facilities (mini-warehouses) as a Conditional Use in conjunction with interior self-service storage facilities in the B-4 Business Park. Motion carried.

#### **OTHER MATTERS**

None.

#### **ADJOURNMENT**

**Nowlen/deBruijn made a motion** to adjourn. Motion carried at 5:20 p.m.

  
Dawn Wagner  
Village Administrator