

**VILLAGE OF SUSSEX
SUSSEX, WISCONSIN**

Minutes of the Plan Commission meeting held on June 21, 2022

Village President LeDonne called the meeting to order at 6:30p.m.

Members present: Village President Anthony LeDonne, Trustee Greg Zoellick, Commissioners Jim Muckerheide, Mike Knapp, and Roger Johnson

Members excused: Commissioners Mike Schulist and Debbie Anderson

Others present: Attorney John Macy, Village Engineer Judy Neu, IT Coordinator Diane Bruns, Village Clerk Jennifer Moore and applicants.

A quorum of the Village Board was not present at the meeting.

Consideration and possible action on the minutes on the Plan Commission meeting of May 17, 2022.

A motion by LaDonne, seconded by Zoellick to approve the minutes of the Plan Commission meeting of May 17, 2022 as presented. Motion carried 5-0

Consideration and possible action on plan of operation for Genesis Eldercare Rehabilitation Services, LLC (W235N6350 Hickory Drive).

A representative from the owner was not present. The board had no concerns with the plan of operations or property maintenance concerns.

A motion by Johnson, seconded by Zoellick to approve the plan of operation for Genesis Eldercare Rehabilitation Services, LLC (W235N6350 Hickory Drive) - subject to the standard conditions of Exhibit A. Motion carried 5-0

Consideration and possible action on plan of operation for SDG Motorsports, LLC (N63W22621 Main Street)

Jesse Kloth, owner, was present to answer questions. The board had no concerns with the plan of operations or property maintenance concerns.

A motion by LaDonne, seconded by Zoellick to approve the plan of operation SDG Motorsports, LLC (N63W22621 Main Street) - subject to the standard conditions of Exhibit A.

Motion carried 5-0

Consideration and possible action on architectural plans for expansion of HM Brandt (W232N6575 Waukesha Avenue).

Mike Brandt was present to answer questions. The Board had no concerns with the plan of operation or property maintenance.

A motion by Johnson, seconded by Knapp to approve the architectural plans for expansion of HM Brandt (W232N6575 Waukesha Avenue) and a finding that the side yard setback for the new structure be at 5' in order for the efficient use of land, the health, welfare, and safety of the public is not harmed by said setback reductions, the setback provides a clean line for pedestrian interaction, and it serves to implement the Downtown and Development plan subject to the standard conditions of Exhibit A and conditioned upon any findings of the Architectural Review Board.

Motion carried 5-0

Public Hearing on the Conditional Use application for a new owner at MK Business Inc. (Sussex Mobil) (W232N6116 Waukesha Avenue)

Dean Talbert and Manpreet Kaur were present to explain the plans and answer questions for the business.

Fencing has been fixed, fascia is in the process of being fixed, lighting is being worked on – the commission wants the light permanently removed. The debris field still needs to be addressed.

Outdoor storage is not allowed and must be removed, tree debris must be removed from the site within 90 days and to Village Administrator Jeremy Smith's satisfaction.

A motion by Johnson, seconded by Zoellick to close public hearing.

Motion carried 5-0

Consideration and possible action on a Conditional Use and Plan of Operation for MK Business Inc. (Sussex Mobil) (W232N6116 Waukesha Avenue)

A motion by LaDonne, seconded by Zoellick to approve the Conditional Use based upon the evidence presented at the Public Hearings, Plan of Operation for MK Business Inc (Sussex Mobil) (W232N6116 Waukesha Avenue), a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A and removing the light, fixing the fence, landscaping, no outdoor storage, debris removal, and fascia within 90 days or the CU does not go into effect and the petitioner must return to the Plan Commission.

Motion carried 5-0

Public Hearing on the Conditional Use Application for Private Car Hobby (N63W23991 Main Street).

President LaDonne recused himself from this item. Dean Myers was in attendance to answer questions.

Mr. Myers gave the commissioners information on the proposed lighting for the building. Property owner is waiting for bids to clear the overgrown fence line, fascia repairs and painting the building are also in the bidding process.

Commissioner Johnson has a concern about vision at that intersection if cars are parked in the front of the building.

A motion by Johnson, seconded by Zoellick to close public hearing. Motion carried 4-0

Consideration and possible action on a Conditional Use permit and plan of operation for Private Car Hobby (N63W23991 Main Street).

President LaDonne recused himself from this item. Dean Myers was in attendance to answer questions.

A motion by Johnson, seconded by Zoellick to approve the Conditional Use based upon the evidence presented at the Public Hearings, Plan of Operation for Private Car Hobby (N63W23991 Main Street) a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A and fixing the fence, approval of the light by Village Engineer Judy Neu, and fixing, removal of the rusty sign, and landscaping within 90 days.

Motion carried 4-0

Other items for future discussion

No July Meeting

Adjournment

A motion by LaDonne, seconded by Zoellick to adjourn the meeting at 7:52p.m. Motion carried 5-0

Respectfully submitted,

Jennifer Moore
Village Clerk