

**VILLAGE OF SUSSEX  
PLAN COMMISSION  
6:30PM TUESDAY, MARCH 21, 2023  
SUSSEX CIVIC CENTER – BOARD ROOM 2<sup>ND</sup> FLOOR  
N64W23760 MAIN STREET**

The meeting was called to order by President LeDonne at 6:30pm at the Sussex Civic Center – Board Room 2<sup>nd</sup> Floor N64W23760 Main Street, Sussex, WI.

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

Members excused: Commissioners Mike Schulist and Jim Muckerheide

Others present: Community Development Director Gabe Gilbertson, Village Administrator Jeremy Smith, Village Attorney John Macy, Village Clerk Jennifer Moore, Deputy Clerk Jen Boehm, and Trustee Scott Adkins

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 February 21, 2023.**

A motion by Johnson, seconded by Zoellick to approve the minutes of the Plan Commission meeting of February 21, 2023 as presented. Motion carried 5-0

**Consideration and possible action on the T-Mobile Freiheit Court Cell Tower Not Substantial Modification Determination**

A motion by LeDonne, seconded by Johnson to determine that the proposed collocation on the cell tower located at N64W24837 Freiheit Court are not substantial. Motion carried 5-0

**Consideration and possible action on the T-Mobile Freiheit Court Cell Tower Plan of Operation and Site Plan Review**

A motion by Johnson, seconded by Anderson to approve the site plan subject to the applicant submitting revised plans with the equipment located inside an equipment shelter or applying for a conditional use permit for the outdoor storage in conformance with Section 17.0500(A)(11)(a). Motion carried 5-0

**Consideration and possible action on the Rezoning Ordinance for the parcel identified as Tax Key No. 203.993.001 to the TS-1 Traditional Suburban Single Family Residential District with a Planned Development Overlay District.**

A representative for the petitioner was present to answer any questions. A motion by Johnson seconded by Anderson to recommend to the Village Board approval of the Ordinance to rezone the parcel identified by Tax Key No. 203.993.001 to TS-1, Traditional Suburban Single-Family Residential with a Planned Development Overlay District conditioned upon the approval of a 30' rear yard setback, Preliminary Plat and the Developer's Agreement. Motion carried 5-0

**Consideration and possible action on the Preliminary Plat for the Golden Fields of Sussex development located at N74W24659 Lauren Drive.**

Motion by Anderson, seconded by Johnson to recommend to the Village Board approval of the Preliminary Plat for Golden Fields of Sussex subdivision on the property identified by Tax Key No. 203.999.001 subject to the following conditions:

1. Standard conditions of approval for Preliminary Plats.
2. Final review and conditions by the Village Engineer in the memo dated March 10, 2023.
3. Final review and conditions from Waukesha County and the Wisconsin DOA.
4. The PDO Rezoning Ordinance being approved by the Village Board.
5. A Developer's Agreement being approved by the Village Board.
6. A Tree Preservation Plan being approved by the Parks and Rec Board.
7. The standard conditions of Exhibit A.

Motion Carried 5-0

**Consideration and possible action on the Special Event Permit review for a proposed car and bike night at Sussex Bowl located at N64W24576 Main Street.**

The applicant was present to answer any questions. A motion by Johnson, seconded by LeDonne to approve the application for a special for the dates of May 8, May 22, June 12, June 26, July 10, and July 24, subject to the conditions in the Plan Commission memo and subject to the Plan Commission reviewing and approving a final Plan of Operation and Site Plan.

Motion Carried 5-0

**Consideration and possible action on an Ordinance to repeal and recreate Section 17.0807(C)(1) regarding Electronic Message Signs in Section 17.0800 Signs and to repeal and recreate sub section 17.0704(a) regarding Emergency Generators in Section 17.0704 Accessory Use and Structures Regulations.**

A motion by LeDonne, seconded by Zoellick to recommend to the Village Board approval of the Ordinance to repeal and recreate Section 17.0807(C)(1) regarding Electronic Message Signs in Section 17.0800 Signs and Section 17.0704(a) regarding Emergency Generators in Section 17.0704 Accessory Use and Structures Regulations.

Motion carried 5-0

**Other Items for Future Discussion**

**Adjournment**

A motion by LeDonne, seconded by Zoellick to adjourn the meeting at 7:36p.m.

Motion carried 5-0

Respectfully submitted,  
Jennifer Moore  
Village Clerk