

**VILLAGE OF SUSSEX  
PLAN COMMISSION  
6:30PM TUESDAY, SEPTEMBER 19, 2023  
SUSSEX CIVIC CENTER – BOARD ROOM 2<sup>ND</sup> FLOOR  
N64W23760 MAIN STREET**

In the absence of the Plan Commission chair, the meeting was called to order by Village Attorney John Macy at 6:30pm at the Sussex Civic Center – Board Room 2<sup>nd</sup> Floor N64W23760 Main Street, Sussex, WI.

Attorney Macy called for nominations to act as chair. A motion by Johnson, seconded by Knapp to nominate Zoellick to chair the meeting. Motion carried 5-0

The meeting continued with Trustee Greg Zoellick acting as Chair.

Members present: Commissioners Jim Muckerheide, Mike Knapp, Roger Johnson, Debbie Anderson, and Trustee Greg Zoellick

Members excused: Commissioner Mike Schulist and Village President Anthony LeDonne

Others present: Community Development Director Gabe Gilbertson, Assistant Village Administrator Kelsey McElroy-Anderson, Village Attorney John Macy, Village Engineer Judy Neu, Deputy Clerk Jen Boehm, applicants, and members of the public.

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 August 15, 2023.**

A motion by Johnson, seconded by Knapp to approve the minutes of the Plan Commission meeting of August 15, 2023 as presented. Motion carried 5-0

**Consideration and possible action on a Plan of Operation for Utility Traffic & Restoration LLC located at W232N6575 Waukesha Ave.**

Thad Burkette, N90W14465 Commerce Dr., Menomonee Falls was present and available for questions.

A motion by Knapp, seconded by Muckerheide to approve the Plan of Operation for Utility Traffic Restoration LLC located at W232N6575 Waukesha Ave subject to Exhibit A and the following condition:

- a. There shall be no outdoor storage of material other than the occasional 1-5 yards of gravel in the storage bin in the northeast corner of the property.

Motion carried 5-0

**Consideration and possible action on a Plan of Operation for Keddy11, LLC located**

**at N64W24678 Main Street.**

Nishant P, N64W24678 Main St., Sussex was present and gave a brief overview. He stated they would not sell vapes at the store.

A motion by Johnson, seconded by Muckerheide to approve the Plan of Operation for Keddy11, LLC located at N64W24678 Main Street, subject to Exhibit A and the following condition:

1. Additional parking stalls shall be striped to bring the total number of parking stalls to a minimum of 92.

Motion carried 5-0

**Consideration and possible action on a Plan of Operation for The Dollar Tree located at W249N5267 Executive Dr.**

A motion by Johnson, seconded by Anderson to approve the Plan of Operation for The Dollar Tree located at W249N5267 Executive Dr. subject to the conditions of Exhibit A.

Motion carried 5-0

**Public hearing on a Conditional Use Permit for Beer Capitol for beverage warehouse and distribution facility expansions in the BP-1 Business Park Districts.**

Caitlin LaJoy and Gary Genz, W222N5700 Miler Way, were present, gave a presentation and answered questions from the board.

A motion by Johnson, seconded by Muckerheide to direct staff to prepare the Conditional Use Order and to reconvene the public hearing on the Conditional Use Order at the October 17, 2023 meeting.

Motion carried 5-0

**Consideration and possible action on recommending to the Village Board for a final Condo Plat dividing ownership of the parcel identified by Tax Key No. 0231019 into two separate tax key numbers.**

Curt Rudzinski was present and asked questions from the board.

A motion by Muckerheide, seconded by Anderson to recommend to the Village Board approve a final Condo Plat dividing ownership of the parcel identified by Tax Key No. 0231019 into two separate tax key numbers subject to the standard conditions of Exhibit A and the conditions listed below:

1. The curve labeled C6 at the intersection should be corrected to read C4 to match the curve table.
2. Adding the following language to the Condo Declarations document: *“Should there be any conflict between these Condo declarations and any Federal, State, County, or local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property the more restrictive provision shall control.”*

Motion carried 5-0

**Other Items for Future Discussion**

None

**Adjournment**

A motion by Anderson, seconded by Johnson to adjourn the meeting at 7:05p.m.

Motion carried 5-0

Respectfully submitted,  
Jen Boehm  
Deputy Clerk