

**VILLAGE OF SUSSEX
PLAN COMMISSION
6:30PM TUESDAY, SEPTEMBER 17, 2024
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET**

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

Members present: Commissioners Kasey Fluet, Jim Muckerheide, Roger Johnson, Debbie Anderson, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members excused: Mike Knapp

Others present: Village Attorney John Macy, Village Administrator Jeremy Smith, Community Development Director Gabe Gilbertson, 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 to approve the minutes for the Plan Commission meeting of July 16, 2024.

A motion by Fluet, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of July 16, 2024.

Motion carried 6-0

Discussion and possible action on an amendment to a Conditional Use Permit and Plan Operation for the gas station known as Quick Corners (W232N6116 Waukesha Avenue).

The applicant was present for the meeting. LeDonne requested that the applicant be ready to discuss the Plan of Operation, noting that there would be no changes from the previous business owner during the Public Hearing.

A motion by LeDonne, seconded by Muckerheide to schedule the public hearing for the October 15, 2024 Plan Commission meeting.

Motion carried 6-0

Discussion and possible action on a US Cellular Woodside Rd Water Tower Not Substantial Modification Determination and Site Plan approval.

A motion by LeDonne, seconded by Johnson agreeing that the US Cellular antenna replacement project on the Woodside Road water tower is not substantial.

Motion carried 6-0

A motion by Fluet, seconded by Anderson to approve the Site plan for the proposed US Cellular antenna replacement project on the Woodside Road water tower.

Motion carried 6-0

Consideration and possible action on a waiver of provisions from Section 18 Land Division and Development of the Municipal Code for Vista Run VI.

Eric Obarski, N27W24025 Paul Ct Suite 100, Pewaukee, was present and gave a brief explanation why they are requesting the waiver.

A motion by Fluet, seconded by Muckerheide to grant Vista Run LLC a waiver from Section 18.0902(B) to establish 35 lots in the Vista Run VI phase of the Vista Run subdivision based on the consideration of the following factors and that the public improvements are established prior to the plat recording and that the plat shall not be recorded until the year 2025 and any other factors that may be relevant to the matter:

- a. The waiver would be consistent with the general intent of the ordinance.
- b. The waiver would not adversely affect property owners in the surrounding area.
- c. The waiver would benefit the petitioner's project in a way that is consistent with the municipality's interests.
- d. The petitioner is in compliance with applicable ordinances and agreements with the municipality.
- e. The ordinance does not need to be changed to accommodate the kind of situation presented by the petitioner.

Motion carried 6-0

Consideration and possible action on a Final Plat for the Vista Run VI Subdivision for a portion of the parcel identified as part of Tax Key SUXV0227058006.

Eric Obarski stated that there are 2 construction phases and 2 plats left to be completed.

A motion by Fluet, seconded by Anderson to recommend approval to the Village Board of the Final Plat for Vista Run Phase VI subject to the following conditions:

1. The standard conditions of Plat approval that are not in conflict with Wis. Stats. 236.13.
2. Payment of all fees and subject to the standard conditions of Exhibit A.
3. The Floodplain line shown on this plat will likely change as part of a permit to fill the wetland / floodplain and remove lots 145, 146 and 148-150 from the floodplain. The LOMR shall be finalized before the plat is recorded.
4. Obtain all necessary Village permits for filling/disturbing any wetlands.
5. Final review and conditions from Waukesha County and the Wisconsin DOA being addressed.
6. Completion of the Public Improvements per the Developer's Agreement and compliance with the other terms of the Developer's Agreement.

Motion carried 6-0

Conceptual discussion on an Ordinance to repeal and recreate Section 17.0704(A)(1) regarding the height of accessory structures in the B-4 Central Mixed Use Zoning District.

Commissioner Johnson excused himself from any discussion due to relationship. After discussion, the Plan Commission directed staff to update the Ordinance and bring the modified Ordinance to the next Plan Commission meeting for discussion and action.

Other Items for Future Discussion

Commissioner Muckerheide would like staff to investigate possible violations and send letters to the property owners.

Adjournment

A motion by LeDonne, seconded by Anderson to adjourn the meeting at 6:57pm.

Motion carried 6-0

Respectfully submitted,
Jen Boehm
Deputy Clerk