

****PLAN COMMISSION MEETING ****

February 3, 2026

**SAUKVILLE MUNICIPAL CENTER
639 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN**

The meeting was called to order at 5:30 p.m. by Chairman Andy Hebein
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Andy Hebein

Members Present: Andy Hebein, Jim Nowlen, Pamela Duckart, Pamela Hughes - via zoom and Peter Janus.

Others Present: Dawn Wagner- Village Administrator, Ian McCain - Ansay Development, Bella Kraft, Alex Rockow, Jessica Rockow, and Sean Sullivan- Village Engineer.

APPROVE MINUTES OF THE JANUARY 6, 2026 MEETING

Nowlen/Janus made a motion to approve the Minutes of the January 6, 2026 Meeting. Motion Carried.

Review a Request for a Certificate of Compliance - Planning & Zoning for Isabella Anya LLC d/b/a The Homebody at 460 E. Green Bay Ave., submitted by Isabella Kraft.

Janus/Hughes made a motion to approve the Certificate of Compliance - Planning & Zoning for Isabella Anya LLC d/b/a The Homebody at 460 E. Green Bay Ave., submitted by Isabella Kraft with final review & approval by the Building Inspector. Motion Carried.

Review a Request for a Certificate of Compliance - Planning & Zoning for Grace Pure Beauty LLC at 460 E. Green Bay Ave., submitted by Grace Lanser.

Hughes/Nowlen made a motion to approve the Certificate of Compliance - Planning & Zoning for Grace Pure Beauty LLC at 460 E. Green Bay Ave., submitted by Grace Lanser with final review & approval by the Building Inspector. Motion Carried.

Review a Request for a Certificate of Compliance - Planning & Zoning for Wild and Polished by Ashley LLC at 460 E Green Bay Ave., submitted by Ashley Strong.

Nowlen/Duckart made a motion to approve the Certificate of Compliance - Planning & Zoning for Wild and Polished by Ashley LLC at 460 E Green Bay Ave., submitted by Ashley Strong with final review & approval by the Building Inspector. Motion Carried.

Review a Request for a Certificate of Compliance - Planning & Zoning for Rock & Rollovers Bark & Brew Yard LLC at 620 E Green Bay Ave., Suite 122, submitted by Alexander J Rockow.

Wagner noted that any exterior modifications (building or site) must be reviewed/approved by the Plan Commission.

Duckart/Hughes made a motion to approve the Certificate of Compliance - Planning & Zoning for Rock & Rollovers Bark & Brew Yard LLC at 620 E Green Bay Ave., Suite 122, submitted by Alexander J Rockow with final review/approval by the Building Inspector/Fire Dept., Occupancy Permit & all required permits are obtained & fees are paid. Motion Carried.

Review and approval of the Northern Gateway Townhomes condominium documents submitted by Northern Gateway Townhomes, LLC, including the Declaration of Condominium of Loyal's Landing Condominium, Condominium Plat, Bylaws, and Declaration of Shared Easements by Northern Gateway Partners for the Property being Lot 2 of CSM No. 4311 and Expansion Real Estate of Lot 42 of Northern Gateway First Addition.

Wagner stated the Village Attorney reviewed and approved the documents provided by Northern Gateway Townhomes, LLC.

Janus/Nowlen made a motion to approve the Northern Gateway Townhomes condominium documents submitted by Northern Gateway Townhomes, LLC, including the Declaration of Condominium of Loyal's Landing Condominium, Condominium Plat, Bylaws, and Declaration of Shared Easements by Northern Gateway Partners for the Property being Lot 2 of CSM No. 4311 and Expansion Real Estate of Lot 42 of Northern Gateway First Addition. Motion Carried.

OTHER MATTERS

Updated Timeline for The Daniels 2 Apartments- Buildings #6 & #7 and the Clubhouse - Spring 2026 construction.

ADJOURNMENT

Duckart/Janus made a motion to adjourn. Motion carried at 5:42 p.m.


Dawn Wagner
Village Administrator