

****PLAN COMMISSION MEETING ****

August 8, 2023

**SAUKVILLE POLICE DEPARTMENT
649 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN**

The meeting was called to order at 5:15 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, Scott Fischer, Chris Lear- via phone, Pete Janus - absent, Pamela Hughes-absent, and Kristi deBruijn-absent.

Others Present: Dawn Wagner- Village Administrator, Claude Lois - Kapur, Ian McCain - Ansay Development, Sam Janssen - AG Architecture, Mark Gierach - Ozaukee Food Alliance, Jeff Schoen - Cadiville Bar & Grill, Robert Bach - P2 Development & Property Management, Pete Hurth - Stantec and Finn Askin - Ozaukee Press

APPROVE MINUTES OF THE JULY 11, 2023 MEETING

Fischer/Nowlen made a motion to approve the Minutes of the July 11, 2023 Meeting. Motion Carried.

Review Exterior Alterations including: 280 sq.ft. Addition, Dumpster Enclosure and South Elevation Enhancements at 100 E. Green Bay Ave. (Ozaukee Food Alliance) requested by Robert Bach - P2 Development, LLC.

Nowlen/Fischer made a motion to approve the Exterior Alterations including: 280 sq.ft. Addition, Dumpster Enclosure and South Elevation Enhancements at 100 E. Green Bay Ave. (Ozaukee Food Alliance) requested by Robert Bach - P2 Development, LLC., contingent upon final review by the Building Inspector and all required permits are obtained and all fees are paid. Motion Carried.

Review and Determination as to Application submitted by Northern Gateway Partners, LLC Requesting that Applicant's Updated Site Plan and Architectural Plans for the Phase I - Multi-Family Site within the Northern Gateway Development for Approval.

McCain reviewed the Project Narrative (attached).

Janssen review the specific design elements of the proposed apartments.

McCain explained the proposed parking plan.

(5) 23-unit buildings - each unit has an internal stall with additional overflow exterior parking available.
(1) 85-unit building - combination of internal and external parking is provided.

It was noted that an updated dumpster enclosure location plan will be provided for staff review.

McCain explained that by starting with the multi-family (200 units) helps the TID financially.

Lois noted that it is difficult to build single-family homes and duplexes in current financial environment. The current trend is to build large more dense housing developments (apartments).

Lois stated that the design aspects of the apartments (earth tones) will work well in the overall Northern Gateway development.

Lois gave a brief overview of the updated proforma provided by Ehlers. He noted that the proposed - Phase I complies with the approved PUD plan and that it will provide a financial boost to the TID. It will

get the TID cash flowing faster. He stated that Phase 1 is good for both the Ansay and the Village of Saukville.

McCain noted that there will be single-family homes and less dense multi-family in future phases.

Fischer/Nowlen made a motion to approve the Application submitted by Northern Gateway Partners, LLC Requesting that Applicant's Updated Site Plan and Architectural Plans for the Phase I - Multi-Family Site within the Northern Gateway Development for Approval contingent upon the items listed in the July 28, 2023 letter from the Building Inspector & the August 4, 2023 email from the Village Engineer (attached) are addressed and all required permits are obtained and all fees (including Impact Fees, etc.) are paid. Motion Carried

Review Phase 1- Exterior Alternations including: Dumpster Enclosure, East-side Fencing, Multi-Purpose Awning and Patio/Landscape Plan at 301 E Green Bay Ave. (Cadiville Bar & Grill) requested by RBJ Enterprises LLC.

Nowlen/Fischer made a motion to approve Phase 1- Exterior Alternations including: Dumpster Enclosure, East-side Fencing, Multi-Purpose Awning and Patio/Landscape Plan at 301 E Green Bay Ave. (Cadiville Bar & Grill) requested by RBJ Enterprises LLC., contingent upon;

- The Final review & approval of the Building Inspector.
- The Dumpster Enclosure is placed on a concrete pad, as required by Code.
- The proposed South-side Parking, in the Village ROW, is contingent upon a License Agreement is obtained from the Village.
- The Temporary colored stone (patio area) shall be replaced with pavers or asphalt/concrete no later than 10/31/2024 (Code requires permanent paved surface).
- All required permits are obtained & all fees are paid.


Motion Carried.

OTHER MATTERS

None.

ADJOURNMENT

Nowlen/Fischer made a motion to adjourn. Motion carried at 5:57 p.m.


Dawn Wagner
Village Administrator

NORTHERN GATEWAY APARTMENTS

The Northern Gateway Apartments consists of the following uses:

- (5) 23-Unit market rate garden style apartment buildings and (1) 85-unit apartment building with common entry and elevator access
- Multiple unit type and pricing options available as well as community amenities
- Interior & exterior parking provided for each apartment
- An active street frontage to create a sense of community along Market Street
- Total estimated project value is \$28.5M, to be created beginning in fall of 2023. Projected construction timeline is 18 months total.
- Total square footage is as follows:
 - 26,694 SF per 23-Unit building (133,470 SF total)
 - 100,925 SF of 85-Unit building
 - Combined total SF is 234,395
- Upon completion, Northern Gateway Apartments will employ one full-time property manager, one part-time leasing consultant, and one full-time maintenance technician.
- Total increment projected is higher as compared to but-for analysis increment used in sizing Village support

The project architecture responds to the look and feel of both Northern Gateway LLC's initial vision shared with the Village as well as the needs of our future residents. Market Street will begin to be activated by people as well as the scale and amenities along the street – patios, front doors, lack of garage doors. This first phase of construction on the northern half of the master development will blend with subsequent phases to create density, tax base, multiple housing options and a sense of community. This project intentionally shifts the location of smaller density future phases to allow for a market driven need for apartments (due to elevated construction costs and housing needs), the intent to create a vibrant neighborhood with differing housing options remains and is strengthened via Northern Gateway Apartments. Subsequent phases of the project will include single-family residential, low density multi-family (duplexes, townhomes, etc.) and additional medium density apartment buildings creating an appropriate density transition from heavier density apartments to lighter density single-family residences – all centered around a main intersection for commonality and community.



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July 28, 2023

Dawn Wagner
639 E. Green Bay Rd
Saukville, WI 53080

Dear Dawn,

I have reviewed the Northern Gateway Apartment plans and my comments are as follows:

- State of Wisconsin Plan Reviews are required for the Building, HVAC and Plumbing systems due to project size, use and number of devices.
- Separate Building, Electrical, Plumbing, HVAC and Erosion Control Permits are required. All permits shall be applied for the electronic permit portal system.
- All exterior lighting shall have a 0 footcandle at all property lines.
- Emergency egress lighting requirements shall be met at all interior and exterior areas.
- Due to the size of both style of buildings, all buildings shall be fully sprinklered per the State Code. A separate Fire Permit (local permit) is required for both the Fire Suppression and the Fire Alarm Systems. Plans and specifications shall be submitted to Fire Safety Consultants, Inc, (FSCI) for plan review and inspection services. Do not send fire suppression and alarm plans to the State,
- In the 22-unit apartment buildings, it appears that the mechanical rooms are not designed large enough for the mechanicals that will be needed at these areas. The mechanical rooms shall be large enough to include the fire suppression system, Alarm panels, water softeners and water meter(s). Adequate space shall be designed so proper working clearances occur for maintenance and operation of the mechanical systems.
- The 22-unit apartment buildings share one dumpster / trash container area located in the parking lot for 88 units? The fifth building north of the 85-unit building appears to have its own dumpster enclosure. I would recommend additional dumpster enclosures located near the 22-unit building parking areas.
- Provide dimensions of the elevator size located in the 85-unit building to the Fire Department for verification that it meets the required dimensions to fit a cot within the elevator.

If you have any questions concerning these items or need additional information, please contact me at your earliest convenience. I can be reached by email at jmicech@village.grafton.wi.us or by phone at (262) 375-5305.

Thank you,

James S. Micech
Building Inspector
Village of Saukville

From: [Sullivan, Sean](#)
To: [Village of Saukville - Dawn Wagner](#)
Subject: Multi Family Review.
Date: Friday, August 4, 2023 10:58:20 AM
Attachments: [image100388.png](#)
[image701495.png](#)
[image003782.png](#)
[image175760.png](#)
[image632685.png](#)
[image439855.png](#)
[image555714.png](#)
[image811736.png](#)

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Good Morning Dawn,

Looking at the plan set for the Multi Family, I only have these few concerns:

1. The extreme North East corner of the site shows grading that will be problematic. The steep slope matching into the existing ground North East of the development and then the flat ditch line at the bottom of that grading will be difficult to maintain. The developer should look at shifting the building envelope to the south 5-10' so give additional area to create a gentler slope and help with the ditch grades. As shown stormwater runoff will sheet flow down that steep hill and run up against the building which needs to be avoided.
2. An easement must be provided for the sewer main and water main. As shown, there is no way for Village staff to maintain the sewer and water stub that is shown.
3. Sizes for the storm sewer are not shown. Sizes, slopes and material type must be shown for all storm sewer.
4. Additional curb should be shown at the main entrance on Market Street to match up to the sidewalk on the west side of the entrance. As shown, the curb ends approximately 15' from the sidewalk.

That is what I have for the plan review.

Have a great weekend!!

Sean

Sean M. Sullivan, P.E. (WI, OK)

Senior Project Manager



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Learn how our employee owners “make community possible” at R/M! [Watch Video](#)