

****PLAN COMMISSION MEETING ****

September 16, 2025

**SAUKVILLE POLICE DEPARTMENT
649 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- via zoom, Pete Janus, Pamela Hughes, Pamela Duckart and Chris Lear-via zoom.

Others Present: Dawn Wagner- Village Administrator, Ian McCain - Ansay Development, Solomon Zarling - Three Leaf Partners, Gary Schowalter, Bonnie Tenttaken, Justin Koepler.

APPROVE MINUTES OF THE AUGUST 5, 2025 MEETING

Hughes/Janus made a motion to approve the Minutes of the August 5, 2025 Meeting. Motion Carried.

Review and recommendation as to Ordinance #839 a petition to rezone property and amend zoning map submitted by Sulaimon Jimoh of RCCG-HOUSEHOLD OF GOD, property owner/agent seeking to rezone the property located at 145 W. Church Street (PIN 11-050-04-07-00) consisting of .72 acres from I-1 Institutional District to R-3 Single-Family Residential District.

Wagner provided an overview of the request to rezone the property at 145 W Church St.

Janus/Hughes made a motion to recommend to the Village Board the rezoning of the property and amending the zoning map submitted by Sulaimon Jimoh of RCCG-HOUSEHOLD OF GOD, property owner/agent seeking to rezone the property located at 145 W. Church Street (PIN 11-050-04-07-00) consisting of .72 acres from I-1 Institutional District to R-3 Single-Family Residential District. Motion Carried.

Review and determination as to applications submitted by Gary Schowalter for proposed relocation of detached garage and expanded asphalt parking lot; and the plan of operation and site & grading plan for Studios 460, an existing mixed-use commercial and residential apartment building/property that is zoned B-4, located at 460 E. Green Bay Avenue within the Village.

P. Duckart/Hughes made a motion to approve the relocation of detached garage and expanded asphalt parking lot; and the plan of operation and site & grading plan for Studios 460, an existing mixed-use commercial and residential apartment building/property that is zoned B-4, located at 460 E. Green Bay Avenue within the Village contingent upon the items listed in the Building Inspector's memo dated 9-11-2025 are address (attached) & final review and approval by the Building Inspector and that all required permits are obtained and applicable fees are paid.

Northern Gateway Project Update - The Daniels Phase 2 & Townhomes

McCain provided a high-level presentation of the Daniels Phase 2 and Townhomes Conceptual Review dated 9-16-2025.

OTHER MATTERS

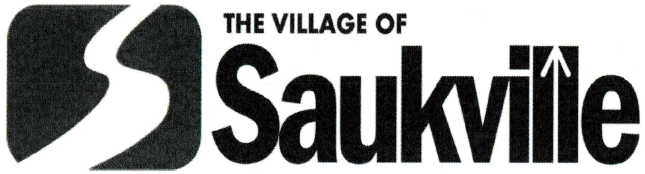
None.

ADJOURNMENT

P. Duckart/Janus made a motion to adjourn. Motion carried at 6:00 p.m.



Dawn Wagner
Village Administrator



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09/11/2025

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

RE: 460 E. Green Bay Ave. – Gary Schowalter

Dear Dawn,

I have reviewed the Gary Schowalter Submittal and my comments are as follows:

- Separate Building, Electrical, Erosion Control, and HVAC (if applicable) 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.
- All foundation walls and footings of the existing garage shall be removed from the site.
- Additional erosion control measures shall be installed along the west lot line from the existing garage location north to the rear lot line and along the north lot line at the parking lot areas.
- If an existing Knox box entry system is installed on the building, provide a key for the Fire Department to be installed inside the Knox box.
- Contact the Fire Department for additional requirements.
- Per the FEMA Maps, this property Base Flood Elevation (BFE) is determined to be at 757.0. Recommend raising the top of slab elevation to 757.5 min.
- Provide proper handicapped/van accessible parking stalls and shall be clearly identified on the hard surface and adjacent to the stall as shown on the site plan.

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@villageofgraftonwi.gov or by phone at (262) 375-5305.

Thank you,

Jim Micech

Jim Micech
Building Inspector
Village of Saukville