

**** PLAN COMMISSION/VILLAGE BOARD MEETING ****

February 11, 2020

**SAUKVILLE POLICE DEPARTMENT, 649 E GREEN BAY AVE.
SAUKVILLE, WISCONSIN**

The meeting was called to order at 6:00 p.m. by Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Village Board Members Present: Barb Dickmann, David Maglio, Richard Belling, Jim Nowlen, Scott Fischer, Trevor Seitz, and Andy Hebein

Plan Commission Members Present: Barb Dickmann, Richard Belling, Jim Nowlen, Chris Lear, John Ross, Kristi deBruijn, and Dennis Luisier

Others Present: Dawn Wagner-Village Administrator, Mary Kay Baumann, Chief Meyer, Sgt R. Ramthun, Ray deBruijn, Ray Hartmann, Dale Kropidowski, Ian McCain-Ansay Development, Larry Witzling & Craig Huebner - Graef, Greg Johnson - Ehlers, Ann Chandler-Von Briesen, Sean Sullivan - Ruekert & Mielke (R & M), Claude Lois, Kapur, Dan Benson-Ozaukee Press, and attached list.

CONCEPTUAL REVIEW - DESTINATION SAUKVILLE - TID - SAUKVILLE CROSSINGS, LLC

Dickmann stated that the purpose of this meeting is a conceptual review of Destination Saukville.

Ian McCain stated that Ansay, along with other partners, is looking for ways to reinvent the land north of Camping World and Piggly Wiggly.

McCain stated that deployment of this project would take place over the next 7 years.

McCain shared Ansay's vision of what this development would look like, the parties involved and the time-line.

He stated that the project could potentially start this spring if all the details are worked out with the Village and others involved.

McCain did an overview of the wetland delineation, the roads that would be installed and the connection to the YMCA on the east end of the project.

He stated that the south end of the project would be commercial and residential with the north end being primarily residential. The north end would potentially have additional commercial or a possible sports complex to balance things out.

Craig Huebner did a walk-through of the conceptual design and reviewed the proposed land uses.

There would be a connection to nature through sidewalks and bike & pedestrian walkways.

The existing utilities would be updated and connected to the proposed utilities.

Pete Hurth - Survey & Engineering, stated that the wetland mitigation bank had been completed. The DNR permits have been received. Sewer and water have been stubbed in to the property.

Huebner reviewed the proposed PUD Zoning Overlay.

McCain explained the layout of the roads, parking and the proposed buildings.

McCain provided a fly-through animation video showing the layout of the proposed project.

John Ross asked if there would be public restrooms? McCain stated that there is a building on the plaza that has restrooms and will also contain space for storage of equipment.

McCain stated that Ansay is the large oversight partner. The General Contractor would be Redmond Co. McCain noted that they would be using at least 10% local contractors on the project.

The vocational living would be supported by Mel's Charities, Inc. and Cardinal Capital.

McCain reviewed the supporting partners.

He added that the proposed TID plan would be in partnership with the Village. He reviewed the reason for creating a new TID, stating that this TID would bring \$65-\$80 in increment value.

McCain reviewed the project timeline adding that they will be working closely with the Village on zoning and plan reviews.

Andy Hebein asked if they would consider angle parking instead of parallel parking around the plaza area. Huebner stated that it had been discussed and would depend on the tenants.

Chris Lear asked about the multi-story buildings. McCain stated that these renderings are conceptual and not exactly what the buildings will look like.

Scott Fischer asked if our system can handle the add-on to the utilities. Ray Hartmann stated that Ruckert & Mielke (Village engineer) is reviewing the utilities at this time.

Wagner stated that TID #4 had sewer service included.

Sean Sullivan, R & M, asked if the sports complex on the north would be a bubble or a solid structure. McCain stated that it is still being evaluated.

Trevor Seitz asked if the buildings would be 2 or 3 story. McCain stated the plan is for 3, possibly 4. Seitz then asked if the fire service could handle the 4-story buildings. Wagner stated that is already part of the review. Huebner stated that Dickmann and Wagner had asked that question early on.

McCain stated that this meeting is for discussion purposes and to see if the parties involved are will to move forward.

Richard Belling stated that he likes the concepts, feels it is very diversified. Lear agreed with Belling.

Bridgette Benavides, of Anita's Gardens, has been working with this group for 2 years. She stated that she sold her business in Plymouth because she wants to be in Ozaukee County. Anita's Gardens is a senior living facility that would be home to approximately 30 residents.

Tom "Mel" Stanton - Mel's Charities stated that the need is great in Ozaukee County for housing for individuals with intellectual disabilities. Parents are getting older and looking for a place for their adult children that would include them in the community. This housing would include a training center for these individuals and give them the opportunity to be part of the community and contribute.

Belling asked what the next step would be. Wagner stated that a Development Agreement would need to be drafted, a financial feasibility analysis completed, and zoning overlay would need to be reviewed and approved.

A new TID overlay would need to be created.

Claude Lois, Kapur (Village's Economic Development Consultant), stated there is a huge need in the community and feels it is an excellent concept.

Wagner stated that details need to be addressed moving forward. The project holistically will be reviewed to ensure the Village can handle it.

Hebein asked if there was research done on whether or not the school system could handle the additional residential. Wagner stated yes, several years ago when TID #4 was created.

OTHER MATTERS

None.

ADJOURNMENT

Belling/Fischer made a motion to adjourn. Motion carried at 7:00 p.m.

Mary Kay Baumann
Clerk