

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

The meeting was called to order by Jen Boehm at 6:38pm at the Sussex Civic Center – Board Room 2<sup>nd</sup> Floor N64W23760 Main Street, Sussex, WI.

Members present: Commissioners Jim Muckerheide, Kasey Fluett, Roger Johnson, Debbie Anderson, Trustee Greg Zoellick, and Village President Anthony LeDonne(6:40pm)

Members excused: Commissioner 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.

In the absence of the Village President, Deputy Clerk Jen Boehm called for nominations to act as chairman for tonight's meeting.

A motion by Zoellick, seconded by Fluett to nominate Roger Johnson to chair tonight's meeting.

Motion carried 5-0

**Consideration and possible action to approve the minutes for the Plan Commission meeting of November 19, 2024.**

A motion by Fluett, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of November 19, 2024.

Motion carried 5-0

President LeDonne arrived and resumed chairing the meeting at 6:40pm.

**Public Hearing and consideration and possible action on a Conditional Use Permit amendment for Bubbles Foam Farm car wash located at the property identified by Tax Key Number 231.997.014 in the B-3 Highway Business Zoning District.**

Cameron McFarland, W215 E Wisconsin Ave, Nashotah, was present and reviewed site changes. He stated that business hours are 9:00am-5:00pm on weekends and 9:00am-7:00pm on weekdays. The business will be staffed during open hours. The water is being recycled.

No one from the public spoke.

A motion by Johnson, seconded by Muckerheide to direct Staff to prepare the Conditional

Use Order and to reconvene the public hearing on the Conditional Use Order at the January 21, 2025 Plan Commission meeting.

Motion carried 6-0

**Consideration and possible action on a Resolution recommending the Village Board adopt an Ordinance to conditionally amend the Land Use component of the Comprehensive Plan for the property identified by Tax Key Number 227.036 from the Open Space Land Use Classification to the Multi-Family Residential Land Use Classification.**

Bryan Lindgren N27W24025 Paul Ct., Pewaukee was present and explained that he wanted to change land use and zoning for a senior living structure.

A motion by Johnson, seconded by Anderson to adopt a Resolution recommending the Village Board adopt an Ordinance to conditionally amend the Land Use component of the Comprehensive Plan for the property identified by Tax Key Number 227.036 from the Open Space Land Use Classification to the Multi-Family Residential Land Use Classification subject to the approval and compliance of a conditional use permit for a senior living facility.

Motion carried 5-1

**Consideration and possible action on a recommendation to the Village Board to adopt an Ordinance to conditionally Rezone the property identified by Tax Key Number 227.036 from the A-1 Agricultural Zoning District to the RM-1 Multifamily Residential Zoning District.**

A motion by LeDonne, seconded by Fluett for the Plan Commission to recommend the Village Board to approve the Ordinance conditionally rezoning the property identified by Tax Key Number 227.036 from the A-1 Agricultural Zoning District to the RM-1 Multifamily Residential Zoning District subject to the approval and compliance of a conditional use permit for a senior living facility.

Motion carried 5-1

**Other Items for Future Discussion**

**Adjournment**

A motion by LeDonne, seconded by Muckerheide to adjourn the meeting at 6:58pm.

Motion carried 6-0

Respectfully submitted,  
Jen Boehm  
Deputy Clerk