

**VILLAGE OF SUSSEX
PLAN COMMISSION
6:30PM TUESDAY, MAY 20, 2025
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET**

The meeting was called to order by President LeDonne at 6:30pm at the Sussex Civic Center – Board Room 2nd Floor N64W23760 Main Street, Sussex, WI.

Members present: Commissioners Jim Muckerheide, Kasey Fluett, Mike Knapp, Roger Johnson, Debbie Anderson, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members excused: None

Others present: Village Attorney John Macy, Community Development Director Gabe Gilbertson, Village Engineer Judy Neu, Village Clerk Jennifer Boehm, applicants, and members of the public.

A quorum of the Village Board was not present at the meeting.

Consideration and possible action to approve the minutes for the Plan Commission meeting of April 15, 2025.

A motion by Zoellick, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of April 15, 2025.

Motion carried 7-0

Consideration and possible action on a Plan of Operation for Central Bark Sussex for a change in ownership located at N64W22600 Main Street.

Trevor Heurion, 8481 South 15th Ave., Oak Creek, was present and stated that he is the new owner.

A motion by Johnson, seconded by Knapp to approve of the Plan of Operation for Central Bark Sussex for a change in ownership located at N64W22600 Main Street subject to the standard conditions of Exhibit A.

Motion carried 7-0

Consideration and possible action on a Plan of Operation for Mattress By Appointment Sussex located at N64W22622 Main St.

Thurmal Hadley, 4715 N 30th St., Milwaukee, was present by phone.

A motion by LeDonne, seconded by Zoellick to approve of the Plan of Operation for Mattress By Appointment Sussex located at N64W22622 Main St subject to the standard conditions of Exhibit A.

Motion carried 7-0

Other Items for Future Discussion

Wildflower Development, Village Engineer Neu reported on the status of the development.

Wildflower Stockpile:

- In August 2024, Wildflower LLC applied for an Erosion Control permit to disturb 3.76 acres of their 129 acre site in order to stockpile soil for future development of their property. They are short of fill for the site.
- The plan shows appropriate erosion control measures, including silt fence with a stone outlet, diversion swale to drain water to their sediment trap, tracking pad, etc.
- Prior to the issuance of the Village's Erosion Control Permit, they received and submitted to the Village an NOI approval from the DNR for the stockpiling work and submitted their soil loss calculations to us, proving that they meet the code.
- The permit is good for 1 year (August 29, 2025) – 180 days plus 180 day extension granted with the initial permit.
- Municipal Code Chapter 14.34 requires that any land disturbing construction activity that will disturb > 10,000 sf (about ¼ acre) or includes cut or fill of >400 cy needs an erosion control permit.
- Nothing in the codepoints to Plan Commission approval of a development as a requirement prior to application for or approval of an erosion control permit. In fact, the Foreword of the Construction Site Erosion section of Chapter 14 says "including sites that do not include the construction of a building".
- There is no restriction regarding the size or height of a stockpile listed in Chapter 14.
- Regarding Tracking, 14.37(3) says that the materials tracked onto roads or other impervious surfaces shall be removed daily. They have been sweeping the roads.
- Regarding Restoration, 14.38(5)(i) says restoration shall be completed within 7 days from the completion of the final grading.

JN 5-20-2025

Commissioner Johnson expressed that he is against an exit from Hwy 164 to Main Street through the subdivision based on the history of speeding traffic through the area on Pewaukee Rd.

Adjournment

A motion by Johnson, seconded by Fluet to adjourn the meeting at 6.59 pm.

Motion carried 7-0

Respectfully submitted,
Jennifer Boehm
Village Clerk