

**VILLAGE OF SUSSEX
PLAN COMMISSION
6:30PM TUESDAY, JULY 15, 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, Mike Knapp, Roger Johnson, Trustee Greg Zoellick, and Village President Anthony LeDonne

Members absent: Commissioners Kasey Fluet and Mike Smith

Others present: Assistant Village Administrator Katherine Gehl, Community Development Director Gabe Gilbertson, Village Attorney John Macy, 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 June 17, 2025.

A motion by Johnson, seconded by Muckerheide to approve the minutes of the Plan Commission meeting of June 17, 2025.

Motion carried 5-0

Public Hearing and discussion and possible action on a Conditional Use Permit for a Caretta Senior Housing facility located at N63W24103 Main Street on the parcels identified by Tax Key Numbers 249.992 and 249.991.001

A motion by LeDonne, seconded by Muckerheide to open the Public Hearing.

Motion carried 5-0

Village Attorney Macy gave an explanation and direction to the Plan Commission about the Quasi-Judicial hearing. President LeDonne polled the Commission to acknowledge they unbiased and did not engage in ex parte communications.

All replied yes.

Mr. Macy reviewed the Conditional Use Permit Law for the Plan Commission and the Public.

Lukas Lawson, 1161 Wayzata Blvd E #175, was present and gave a presentation of the Plan of Operation for Caretta Senior Care. He addressed questions that were asked during the June 17 Plan Commission meeting and additional questions asked.

Fire Chief Kris Grod gave a report on EMS calls concerning nearby Caretta locations.

Village Engineer Judy Neu answered questions regarding traffic and water from the Plan Commission.

Kathy Klager, N62W24172 Sunset Dr., Sussex, made comments.
Devlynn Ihlenfeld, N63W24123 Main St., Sussex, had questions and comments.
Kimberly Rebarchik, N63W24063 Main St., Sussex, had questions and comments.
Gordon Caesar, W204N6758 Lannon Rd., Menomonee Falls, made comments.
Scott Kallio, N63W24169 Main St., Sussex, had questions and comments.
Teri Schlei, PO Box 184, Sussex, had questions and comments.
Joe Schonasky, N63W24141 Main St., Sussex, had questions and comments.
Joe Fuller, W233N6944 Salem Dr., Sussex, had questions and comments.

Lucas Lawson, Gabe Gilbertson, Chief Grod, and John Macy answered the Public's questions. Residents can call and make appointments to sit down with staff to review lighting, screens, landscape, etc. plans.

A motion by LeDonne, seconded by Muckerheide to adjourn the Public Hearing to the next Plan Commission meeting on August 19, 6:30PM.

Motion carried 5-0

The Plan Commission took a 5 minute break.

Public Hearing and discussion and possible action on a Conditional Use Permit for a Tommy's Car Wash located at W249N6438 State Highway 164.

A motion by LeDonne, seconded by Muckerheide to open the Public Hearing for Tommy's Carwash.

Motion carried 5-0

Chris McGuire, 1209 Joesph St., Dodgeville was present and gave an overview of the Plan of Operation and addressed questions from the previous Plan Commission meeting.

Elise and Jeff Liegel, 2651 Corkin Court, Portage were present and gave a brief overview of the Plan of Operation and answered questions from the Plan Commission.

A representative from Traffic Analysis & Design was present and gave a traffic report.

A motion by LeDonne, seconded by Muckerheide to adjourn the Public Hearing for Tommy's Carwash to the August 19, 6:30pm Plan Commission meeting.

Motion carried 5-0

Discussion and possible action on a recommendation to the Village Board to adopt an Ordinance to repeal and recreate Section 17.0506(A)(5)(b) regarding equipment rental uses as a Conditional Use in the BP-1 Business Park Zoning District.

Matt Moroney, 1200 N Mayfair Rd., Milwaukee from Wangard was present spoke briefly about the business they want to have in the building.

A motion by Zoellick, seconded by LeDonne to make the modification and set the matter for public hearing.

Motion carried 4-1

Consideration and possible action on a sign permit package for Scooters Coffee located at the southwest corner of Business Dr and State Highway 164 in the BP-1 Business Park District.

A motion by Muckerheide, seconded by Knapp to approve the sign package.

Motion carried 5-0

Consideration and possible action on a Resolution and recommendation to the Village Board to adopt an Ordinance to amend the Land Use component of the Comprehensive Plan for the property identified by Tax Key Number 227.036 from the Open Land Land Use Classification to the Single Family Attached and Two Family Residential, Recreational, and Secondary Environmental Corridor Land Use Classifications.

A motion by LeDonne, seconded by Zoelleck that the Plan Commission adopt a Resolution recommending the Village Board adopt an Ordinance to amend the Land Use component of the Comprehensive Plan for the property identified by Tax Key Number 227.036 from the Open Land Land Use Classification to the Single Family Attached and Two Family Residential, Recreational, and Secondary Environmental Corridor Land Use Classifications.

Motion carried 3-2

Consideration and possible action on a recommendation to the Village Board to adopt an Ordinance to Rezone the property identified by Tax Key Number 227.036 from the A-1 Agricultural Zoning District to the SFRD-3 Single Family Attached, P-1 Park, and P-2 Park with an Isolated Natural Resource Area Overlay and amend the PDO Planned Overlay.

A motion by LeDonne, seconded Muckerheide by to recommend to the Village Board to rezone the property identified by Tax Key Number 227.036 from the A-1 Agricultural Zoning District to the SFRD-3 Single Family Attached, P-1 Park, and P-2 Park with an Isolated Natural Resource Area Overlay and amend the PDO Planned Overlay and the condition that there is a landscape plan when the property is developed subject to approval of the Plan Commission.

Motion carried 5-0

Discussion and possible action on a waiver from Section 18.0811(C) regarding the burying of utilities associated with the development of the property located at Silver Spring Dr and Town Line Rd.

Jerad Protaskey, 20435 Hunters Ct, Brookfield, was present and spoke with the Plan Commission about obtaining a waiver.

A motion by LeDonne, seconded by Johnson to deny the request to waive the requirements of Section 18.0811(C) to install all new and existing utilities underground and grant a delay in the same fashion as Sharp Packaging, for the same reasons, and a deed restriction drafted by the petitioner subject to Village approval.

Motion carried 5-0

Update from Village on the Wildflower Subdivision development.

Village Engineer Judith Neu gave an update on the Wildflower Subdivision.

Other Items for Future Discussion

None

Adjournment

A motion by Zoellick, seconded by Muckerheide to adjourn the meeting at 9:55 pm.

Motion carried 5-0

Respectfully submitted,
Jennifer Boehm
Village Clerk

From: Gordon Caesar: W204N6758 Lannon Rd., Menomonee Falls
To: Members of the Planning Commission and Citizens of Sussex
Regarding: July 15, 2025 Public Hearing on Conditional Use Permit Application
For: Senior Living Facility Proposed at N62W23760 Main Street
July 15, 2025

My name is Gordon Caesar. I own one of the two parcels being combined on and south of Main Street which are being considered for a senior assisted living development. Daniel Braden owns the other parcel which is now an empty lot on Main Street where Mr. Bartelt's old home was torn down. This assisted living development would be immediately to the west of the Brookdale Assisted Living Facility and Sussex Mill Senior Apartments, an existing senior housing which has been there for over thirty years. Therefore, this location is very compatible with the elderly housing development we are proposing. The senior living developer's company's name is Caretta Senior Living, and their president is Lucas Larson. They have an excellent reputation for providing high quality senior living. Statistics show our area needs more assisted senior living.

These two properties are zoned B-4 Central Mixed Use Business District. They have been zoned B-4 for a long time, along with the neighboring properties on Main Street. No single-family homes are allowed to be built in this B-4 zoning. It is my understanding that any existing homes knocked down or destroyed in this zoning would not be allowed to be rebuilt. Mr. Braden's lot on Main Street is a perfect example of that. After the old Bartelt home was taken down, a new home was not allowed, and we are now presenting a development that meets the existing zoning.

We feel, and also believe that many Sussex residents and leaders feel, this is one of the best developments for the zoning in this location. This elderly housing project would have less noise, less traffic, less congestion, etc. than almost any of the other developments allowed in the B-4 zoning. Most people are not aware of the many developments allowed in B-4 zoning. Here are a few of the developments allowed: Bars, restaurants, hotels, motels, fire and police stations, grocery stores, supermarkets, and manufacturing. In fact, at one time some 30 years ago, the entire area from the properties now being discussed, all the way to Maple Avenue including the existing elderly housing buildings was to be a shopping center. This shopping center would have occurred but one home-owner refused to sell, which foiled the development. A couple other developments were attempted 20-30 years ago but there were always people with objections.

Sussex, like every other small town and village near Milwaukee will continue to grow with great speed. No one can stop that. The zoning has to change in these small towns as the communities grow to suit the needs of the entire growing community. Sussex is no longer a main street with 10 houses and a gas station. Many residents of Sussex like myself who wanted country living moved out of Sussex rather than fight the inevitable change and congestion.

I have lived in Sussex and Menomonee Falls my entire life, other than the time I served in the armed forces. I am the fourth generation from this area. My great grandfather was the blacksmith in Menomonee Falls. I have owned this property for almost fifty years and have paid over \$100,000 in taxes on it. People who live near this proposed development knew what the zoning was when they purchased their homes. I am not trying to change any zoning or do anything unusual. This property has been zoned B-4 for decades and the zoning is not going to change. I feel this elderly housing development will be the best development of all the options under B-4 zoning for everyone in the neighborhood and Sussex as a whole. One day three weeks ago I parked at the existing elderly complex for one hour. Only one car entered the elderly housing complex during that entire time frame. This again suggests to me that an assisted living building would have less traffic than almost any other development.

After owning this property for fifty years and paying \$100,000 in taxes, I deserve to be allowed to sell my property for this worthy development. I will need this development myself in the future as I am 80 years old, and would like to spend my last years in an area where I grew up and know people.

In conclusion, I understand that people do not like change, and that there will always be objections no matter what type of development is attempted. Something has to get developed on this property eventually. To repeat, in my opinion, this would be the best development within a B-4 zoning considering the many other options. It would have less noise, less traffic, less congestion, etc. than the other options. The location of this senior development is very compatible with the existing senior housing it will be immediately adjacent to. It will be constructed by a developer with a respected reputation for senior housing.

I hope the majority of the residents in Sussex and the people in positions of authority and decision making share my views and help this development to proceed.

Thank you,
Gordon Caesar