

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will **NOT** meet on Thursday, Jan. 10, 2019

Diane Boyd, Town Clerk

**NOTICE OF PUBLIC HEARING
TOWN OF SUGAR CREEK COMPREHENSIVE PLAN UPDATE**

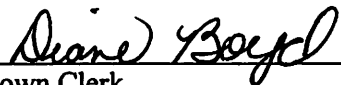
Please take notice that a public hearing will be held on a proposed amendment and update to the Town of Sugar Creek comprehensive plan as included in *A Multi-Jurisdictional Comprehensive Plan Update for Walworth County*. The public hearing will be held on the same day jointly by the Town Board and Plan Commission on January 10, 2019 at 6:00 p.m. for the public hearing at the Town Hall, N6641 County Road H, Elkhorn, WI 53121.

The proposed amendment is intended to update the comprehensive plan to reflect changes to existing land uses and updates to county and regional transportation, park and open space, and farmland preservation plans, as well as comprehensive plan amendments adopted since the current comprehensive plan was adopted in 2009, and to comply with the State requirement that comprehensive plans be updated at least once every 10 years.

Copies of the proposed a Multi-Jurisdictional Comprehensive Plan Update for Walworth County are available for review at the Town Hall by appointment only by contacting the Town Clerk, by mail at the address indicated below, by phone at 262-742-3383, or by email at townsugarcreek@elknet.net. The public is invited to speak on the proposed amendment at the Public Hearing. Written comments may be submitted prior to or at the public hearing. Any questions, written comments, or requests for a copy of the proposed amendment should be directed to Diane Boyd, Town Clerk. Written comments will be given the same weight as oral testimony and be part of the public record.

The Plan Commission and Town Board will review the comments received prior to adoption of the plan update. Plan Commission and Town Board action will occur at a Special Joint Plan Commission/Town Board Meeting immediately following the Public Hearing.

Dated the 4th day of December, 2018.



Town Clerk

NOTICE, TOWN OF SUGAR CREEK

Joint Meeting of the Town of Sugar Creek Plan Commission and Town Board on Thursday, January 10, 2019, immediately following the Public Hearing that starts at 6:00 p.m., at the town hall. The Town Hall is located at N6641 County Road H, Elkhorn, WI 53121.

Agenda will include:

6:00 p.m. Public Hearing on Comprehensive Plan

1. Call to order
2. Roll Call
3. Approval of the agenda
4. Presentation on Comprehensive Plan
5. Public Comment
6. Discussion and Possible Action on Comprehensive Plan by Town Plan Commission-A Resolution To Approve An Amendment And Update To The Town Of Sugar Creek Comprehensive Plan
7. Discussion and Possible Action on Comprehensive Plan By Town Board-An Ordinance To Adopt An Amendment and Update To The Town Of Sugar Creek Comprehensive Plan
8. Adjourn

A hard copy of the proposed Comprehensive Plan and proposed ordinance is available at the Clerk's Office for viewing. Please contact the clerk for additional information.

The comprehensive plan is a long range plan that addresses all nine elements of a comprehensive plan as required under Section 66.1001(2) of the Wisconsin Statutes: issues and opportunities; land use; agricultural, natural, and cultural resources; housing; transportation; utilities and community facilities; economic development; intergovernmental cooperation; and implementation. The plan includes a goal and related objectives, policies, and programs for each plan element. The plan was prepared through a cooperative multi-jurisdictional planning process involving the Town of Sugar Creek, twelve other towns in Walworth County, and Walworth County.

Joint Meeting of the Town of Sugar Creek Planning Commission and Town Board
Thursday, January 10th, 2019
(Immediately following the 6:00 p.m. Public Hearing)

The joint meeting of the Town of Sugar Creek Planning Commission and Town Board was called to order at 6:27 p.m. by Chairman Dale Wuttke.

Roll Call: Present were Town Board members Dave Robers, Mike Krejci, and Diane Boyd along with Commissioners Mark Steinfest, Carl Rieken, Sue Wallem and Dorothy Bever. Absent was Commissioner Judy Jacobson.

Approval of the agenda: Mike Krejci moved to approve the agenda as presented and seconded by Dave Robers. The motion to approve the agenda carried unanimously.

Fourth on the agenda was the Presentation of the Comprehensive Plan. Town Clerk Diane Boyd presented the updates to the Town's Comprehensive plan.

Public Comments: None

Sixth on the agenda was discussion and possible action on the Comprehensive Plan by the Town Plan Commission. Following slight discussion, Sue Wallem made the motion to approve Resolution 2019-01, to approve an amendment and update to the Town of Sugar Creek Comprehensive Plan. The motion was seconded by Mark Steinfest. With a vote of 6 ayes, 0 noes and with 1 absent, the motion for approve Resolution 2019-01 carried.

Seventh on the agenda was discussion and possible action on the Comprehensive Plan by the Town Board. Following slight discussion, Dave Robers moved to approve Ordinance 2019-01 to adopt an amendment and update to the Town of Sugar Creek Comprehensive Plan. The motion was seconded by Mike Krejci and carried with all aye votes from the Town Board.

With nothing further, Mark Steinfest moved to adjourn the Planning Commission meeting, seconded by Sue Wallem. The motion carried unanimously and adjournment was at 6:32 p.m. With that, Mike Krejci moved to adjourn the Town Board meeting, seconded by Dave Robers. The motion carried unanimously. The meeting was adjourned at 6:33 p.m.

Respectfully Submitted,

Dorothy Bever
Commissioner/Secretary

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will meet on Thursday, Feb. 14, 2019, at 6:30 p.m., at the town hall on County Road H. A quorum of Town Board Members will be attending this meeting for purposes of gathering information. All agenda items will be discussed and possible action taken.

Agenda will include:

1. Minutes
2. Rezone and conditional use permit request from Robert C. Swatek. The rezone is from A-1 to A-4. The rezone is for the construction of a 65' X 100' agricultural welding shop. The area to be rezoned is approx 16,878 sq. ft. The conditional use is for an agriculture welding shop. Tax parcel # GA255500001, parcel located at W5839 Sugar Creek Road.
3. Conditional use permit request from Kari Lanser LLC-owner, Kip Kolich-applicant. The condition use permit request is for a coffee shop with drive-thru. Tax parcel # GSC 1300006, property located at N6419 State Road 12.
4. CSM and conditional use permit request from Millard Community Covenant Church, Neil Watson. The CSM is to combine all parcels owned by the church. The conditional use permit request is for two freestanding sign on the premise that exceed 250 sq. ft. Tax parcel # GA 404800001, GSC 800002 and GSC 800005A, property located at N6713 County Road O.
5. Variance and an amendment to the existing conditional use permit request from JHGKL, LLC-Owner and Super Aggregates-Jack Pease-Applicant. The request is to allow west stockpile 30' ti 80' setback and a south stockpile 2' to 5' setback as per plan and allow mining to 100' from property line and allow transitional grading 250' from property line to lake edge. Tax parcel # GSC 900004 and GSC 900004A, property located at W6360 County Road A
6. Rezone and conditional use permit request from David A. Hernandez and Tereasa Surratt. The rezone request is from R-1 to C-2. The rezone is a small area within the Lakeview Preserve. The conditional use request is to replace the conditional use for Lakeview Preserve with a new conditional use for a "recreational camp". Camp Wandawega and Lakeview Preserve will be unified into a "recreational camp". The rezone and conditional use permit are for parts of GLVPC 00001, GLVPC 00002, GLVPC 00003 and GLVPC 00004 and common condo areas and GA 455200001 and GA 455200003. Property located at W5453 Lakeview Ave.
7. Motion to adjourn.

Diane Boyd, Town Clerk

TOWN OF SUGAR CREEK LAND USE PLANNING COMMISSION MEETING
HELD AT THE SUGAR CREEK TOWN HALL
February 14th, at 6:30 p.m.

Mike Krejci called the meeting to order in the absence of Chairman Dale Wuttke at 6:30 p.m.

Mike Krejci announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members was not in attendance with the absence of Chairman Wuttke.

Roll Call – Present were Commissioners Carl Rieken, Mike Krejci, Mark Steinfest, Sue Wallem, Judy Jacobson and Dorothy Bever. Absent was Dale Wuttke. Also in attendance was Town Attorney Steve Koch and 8 citizens.

Minutes – Carl Rieken moved to approve the minutes from the December 13th, 2018 Planning Commission meeting, and the January 10th, 2019 joint meeting of the Town of Sugar Creek Planning Commission and Town Board as submitted. The motion was seconded by Mark Steinfest. The motion carried unanimously.

Second on the agenda was a Rezone and Conditional Use permit request from Robert C. Swatek. The rezone is from A-1 to A-4, approximately 16,878 sq. ft. and the Conditional Use is for an agriculture welding shop for tax parcel GA255500001 located at W5839 Sugar Creek Road. Mr. Swatek came before Commission explaining he does agricultural welding and would like to construct a 65' x 100 sq. ft. welding shop. Carl Rieken moved to recommend the Town Board approve the Rezone request from Robert C. Swatek from A-1 to A-4, to construct a 65' x 100' sq. ft. agricultural welding shop on tax parcel GA255500001, located at W5839 Sugar Creek Road. The motion was seconded by Sue Wallem. Following discussion, the motion carried unanimously. Regarding the Conditional Use request, Mark Steinfest moved to recommend the Town Board approve the Conditional Use request from Robert C. Swatek for a 65' x 100' agriculture welding shop, tax parcel GA255500001, for property located at W5839 Sugar Creek Road, seconded by Carl Rieken. Following additional discussion, Mark Steinfest moved to amend the motion to approve the conditional use to include a single sided sign not to exceed 25 sq. ft. Seconded by Carl Rieken. The motion to amend the conditional use carried unanimously. The motion to approve the Conditional Use carried unanimously.

Third on the agenda was a Conditional Use permit request from Kari Lanser LLC-owner, Kip Kolich-applicant for a coffee shop with a drive-thru, tax parcel GSC1300006, property located at N6419 State Road 12. Kip Kolich came before the Planning Commission explaining how he would like to establish a coffee shop with a drive thru. Following discussion, Mark Steinfest moved to recommend the Town Board approve the Conditional Use request from Kari Lanser LLC-owner and Kip Kolich-applicant for a coffee shop with a drive thru for property located at N6419 State Road 12, tax parcel GSC1300006 pursuant to the approval of a sanitation inspection. The motion was seconded by Judy Jacobson. The motion carried unanimously.

Fourth on the agenda was a CSM and Conditional Use permit request from Millard Community Covenant Church to combine all parcels and for two freestanding signs on the premise not exceed 25 sq. ft. Neil

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V. Watson came before the Commission with the request to combine all parcels owned by the church and for 2 freestanding signs not exceed 25' (not 250' as printed on the agenda). Carl Reiken moved to

recommend the Town Board to approve the CSM from Millard Community Covenant Church to combine all parcels owned by the church, tax parcels GA 404800001, GSC 800002 and GSC 800005, property located at N6713 County Road O. The motion was seconded by Sue Wallem and carried unanimously. With this, Mark Steinfest moved to recommend the Town Board approve the Conditional Use for 2 signs, one not to exceed 25 sq. ft. and the other 50 sq. ft. for Millard Community Covenant Church located at N6713 County Road O. The motion was seconded by Carl Rieken and carried unanimously.

Fifth on the agenda was a Variance and an amendment to the existing conditional use permit request from JHGKL, LLC-Owner and Super Aggregates-Jack Pease-Applicant for property located at W6360 County Road A. Jack Pease came before the Commission with the request to allow the west stockpile 30' to 80' and the south stockpile 2' to 5' setback as per the plan, and to allow mining to 100' from the property line and to allow transitional grading 250' from the property line to the lake edge. Jack Pease came before the Commission explaining how the stockpiling is relevant to restoring the property during the excavation process. Following lengthy discussion, Mark Steinfest moved to recommend the Town Board approve the Variance request from JHGKL, LLC and Super Aggregates to allow west stockpile 30' to 80' and the south stockpile 2' to 5' setback as per the site plan and, to allow mining 130' from the property line and a transition grading from the property line to the lake edge. Seconded by Carl Rieken. Following additional discussion, Mark Steinfest moved to amend the motion to state "allow the existing west stockpile 30' to 80' set back and existing south stockpile 2' to 5' setback as per the plan. This motion was seconded by Carl Rieken. The motion to amend carried unanimously. The motion to approve the Variance request carried unanimously.

Regarding the Conditional Use request, Sue Wallem moved to recommend the Town Board amend the Conditional Use request from JHGKL, LLC-Owner, and Super Aggregates-Jack Pease, Applicant, to propose west existing stockpile to 30' to 80' setback as per plan, propose existing south stockpile 2' to 5' set back as per plan with the west stockpile to be removed within 2 years and the existing south stockpile to be removed within 4 years, propose mining 130' from the property line and allow transitional grading from the property line 250' to the lake edge; adjacent land support rights will not be compromised, proposed stockpiles will provide necessary buffer and contours needed to provide lateral support, pursuant to the "Typical Berm and Transition Area Section". This motion was seconded by Judy Jacobson. The motion to approve carried unanimously.

Last on the agenda was a Rezone and Conditional Use permit request from David A Hernandez and Tereasa Surratt. The rezone request is from R-1 to C-2. The rezone is a small area within the Lakeview Preserve with a new conditional use for a "recreational camp". Camp Wandawega and Lakeview Preserve will be unified into a "recreational camp". The rezone and conditional use permit are for parts of GLVPC 00001, GLVPC 00002, GLVPC 00003 and GLVPC 00004 and common condo areas and GA 455200001 and GA 455200003. The property is located at W5453 Lakeview Avenue. Rob VanScoyoc came before the Commission on behalf of Mr. Hernandez stating that the proposed location of the cabins on the plan need to be moved slightly due to the topography. With slight discussion, Sue Wallem moved to recommend the Town Board approve the Rezone and Conditional use request from David A. Hernandez

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HELD AT THE SUGAR CREEK TOWN HALL
February 14th, at 6:30 p.m.

and Tereasa Surrat as submitted with the changes to provisions of the site plan to slightly move the location of group camping cluster 2 and group camping cluster 3. Seconded by Mark Steinfest and the motion carried unanimously.

With nothing further, Carl Rieken moved to adjourn, seconded by Judy Jacobson. The motion carried unanimously and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,
Dorothy Bever, Commissioner/Secretary

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will meet on Thursday, March 14, 2019, at 6:30 p.m., at the town hall on County Road H. A quorum of Town Board Members will be attending this meeting for purposes of gathering information. All agenda items will be discussed and possible action taken.

Agenda will include:

1. Minutes
2. Request to amend an existing conditional use permit from Sugar Creek Lutheran Church. The amendment would allow for the addition of a Columbarium. Tax parcel # GSC 2800003, property located at N5690 Cobblestone Road.
3. Motion to adjourn.

Diane Boyd, Town Clerk

TOWN OF SUGAR CREEK LAND USE PLANNING COMMISSION MEETING
HELD AT THE SUGAR CREEK TOWN HALL
March 14th, 2019 at 6:30 p.m.

Mike Krejci called the meeting to order in the absence of Chairman Dale Wuttke at 6:30 p.m.

Mike Krejci announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members was not in attendance with the absence of Chairman Wuttke.

Roll Call – Present were Commissioners Carl Rieken, Mike Krejci, Mark Steinfest, Sue Wallem, Judy Jacobson and Dorothy Bever. Absent was Dale Wuttke. Also in attendance were 4 citizens.

Minutes – Carl Rieken moved to approve the minutes from the February 14, 2019 Planning Commission meeting, as submitted. The motion was seconded by Mark Steinfest. The motion carried unanimously.

Second on the agenda was a request to amend an existing conditional use permit from Sugar Creek Lutheran Church to allow for the addition of a Columbarium to Sugar Creek Lutheran Church Cemetery Addition No. 2. Ervin Schlepp came before the Planning Commission asking to amend the Conditional Use to remove 36 lots for burial and to replace this space with an 80 space Columbarium. The net increase in use is less than 25% (an approx. 15.2% increase). Mr. Schlepp added that the cemetery is for the membership of the church and not a public cemetery. Following discussion of the construction, size and dynamics of the structure, Carl Rieken moved to recommend the Town Board approve the Conditional Use permit request from Sugar Creek Lutheran Church to allow for the addition of a Columbarium to the cemetery addition number 2, seconded by Sue Wallem and the motion to approve carried unanimously.

With nothing further, Judy Jacobson moved to adjourn, seconded by Carl Rieken. The motion carried unanimously and the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,
Dorothy Bever, Commissioner/Secretary

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will meet on Thursday, April 11, 2019, at 6:30 p.m., at the town hall on County Road H. A quorum of Town Board Members will be attending this meeting for purposes of gathering information. All agenda items will be discussed and possible action taken.

Agenda will include:

1. Minutes

2. Conditional use permit request from Rose E. Jacobsen Life Estate, Rose Jacobsen, Kenneth Jacobson (Owner), Zignego Company, Inc. (Applicant). The request is to produce concrete for a WIDOT highway project on State Road 59 and State Road 12 in Whitewater for the 2019 and 2020 construction season. Tax parcel GSC 20000004A and GSC 2000008, property located along Sugar Creek Road.

3. Certified survey map from David A. Hernandez and Teresa Surrat. The CSM is to consolidate lots. Tax parcels GA 455200001, GA 455200002, GLVPC 00001, GLVPC 00002, GLVPC 00003 and GLVPC 00004. Property located at W5453 Lake View Ave.

4. ~~Variance request from Jenna Hansen and Tim Steep. Request is for permission to reside in a tiny home, a home smaller than 22 X 22 and movable, on the property during major home renovations. Tax parcel GSI 00009, GSI 00010 and GSI 00008, property located at W6785 N. Lakeshore Cir.~~

5. Motion to adjourn.

Diane Boyd, Town Clerk

*Asked to
be removed*

TOWN OF SUGAR CREEK LAND USE PLANNING COMMISSION MEETING
HELD AT THE SUGAR CREEK TOWN HALL
April 11th, 2019 at 6:30 p.m.

Chairman Dale Wuttke called the meeting to order at 6:30 p.m.

Chairman Wuttke announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members will be in attendance for the purpose of gathering information.

Roll Call – Present were Commissioners Carl Rieken, Mike Krejci, and Dorothy Bever. Absent were Judy Jacobson, Sue Wallem and Mark Steinfest. Also in attendance was one citizen.

Carl Rieken made a motion in appreciation to Dorothy Bever for her years of service on the Town of Sugar Creek Planning Commission, seconded by Mike Krejci. Motion carried unanimously.

Minutes – Carl Rieken moved to approve the minutes from the March 14th, 2019 Planning Commission meeting as submitted. The motion was seconded by Mike Krejci. The motion carried unanimously.

Second on the agenda was a Conditional Use permit request from Rose E. Jacobsen Life Estate, Rose Jacobsen, Kenneth Jacobsen (Owner), Zignego Company, Inc. (Applicant) to produce concrete for a WIDOT highway project. Jeff Kuhn, project manager for the highway project came before the Commission explaining the request for the need concrete for the Whitewater road project and the truck traffic from the property located along Sugar Creek Road. It was pointed out that the request should read from Hwy P to Hwy O. Discussion included that Zignego Company, Inc. would make repairs to Sugar Creek Road if that would occur from their truck traffic. With this, Mike Krejci moved to approve the Conditional Use permit request from Rose E. Jacobsen Life Estate, Rose Jacobsen, Kenneth Jacobsen (Owner), Zignego Company, Inc. (Applicant) to produce concrete for a WIDOT highway project on State Road 59 and State Road 12 in Whitewater for the 2019 and 2020 construction season, tax parcels GSC 2000004A and GSC 2000008 for property located along Sugar Creek Road pursuant to a signed agreement drafted by the Town Attorney that Zignego Company, Inc. would repair any damage to Sugar Creek Road if that should occur. The motion was seconded by Carl Rieken. The motion carried unanimously.

Third on the agenda was a Certified Survey map from David A. Hernandez and Teresa Surrat to consolidate lots, tax parcels GA 455200001, GA 455200002, GLVPC 00001, GLVPC 00002, GLVPC 00003 and GLVPC 00004 for property located at W5453 Lake View Avenue. With no one present on behalf of the request, no action was taken.

With nothing further, Carl Rieken moved to adjourn, seconded by Mike Krejci. The motion carried unanimously and the meeting was adjourned at 6:50 p.m.

Respectfully Submitted,
Dorothy Bever, Commissioner/Secretary

Dorothy Bever

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will meet on Thursday, May 9, 2019, at 6:30 p.m., at the town hall on County Road H. A quorum of Town Board Members will be attending this meeting for purposes of gathering information. All agenda items will be discussed and possible action taken.

Agenda will include:

1. Minutes
2. Certified survey map from David A. Hernandez and Teresa Surrat. The CSM is to consolidate lots. Tax parcels GA 455200001, GA 455200002, GLVPC 00001, GLVPC 00002, GLVPC 00003 and GLVPC 00004. Property located at W5453 Lake View Ave.
3. Amended condition use permit request from Catherine Dueterbeck (owner), Benjamin Johnson (applicant). The request is to change the hours of production and tap room hours. Tax parcel # GSC 2900004, property located at N5543 County Road O.
4. Road modification request from Karen Babcock. Request is to improve portions of Norman Avenue, Byron Street and Rawlins Avenue. The proposed improvements would be 8" of road aggregate 15' wide 650' in distance. Roads located in Blue Wing Estates Subdivision.
5. Rezone and CSM request from James & Eileen Dempsey Life Estate (owner), Town of Sugar Creek (applicant). Request is for a two acre parcel for future fire needs. Tax parcel # GSC 1000006, property located south of the town hall, N6641 County Road H.
6. Motion to adjourn.

Diane Boyd, Town Clerk

**TOWN OF SUGAR CREEK LAND USE PLANNING COMMISSION MEETING
HELD AT THE SUGAR CREEK TOWN HALL
May 9, 2019 at 6:30 p.m.**

Chairman Dale Wuttke called the meeting to order at 6:30 p.m.

Chairman Wuttke announced that the meeting has been properly advertised and in compliance with the open meetings and that a quorum of Town Board members will be in attendance for the purpose of gathering information.

Roll Call – Present were Commissioners Dave Robers, Dale Wuttke, Sue Wallem, Mark Steinfest, Judy Jacobson. Absent – Carl Rieken, Mike Krecji.

Minutes – Mark Steinfest made a motion to approve the minutes from the April 11th, 2019 meeting. The motion was seconded by Sue Wallem. The motion carried unanimously.

Second on the agenda – Certified survey map from David A. Hernandez and Teresa Surrat. The CSM is to consolidate lots. Tax parcels GA455200001, GA455200002, GLVPC00001, GLVPC00002. GLVPC00003 and GLVPC00004. Property located at W5453 Lake View Avenue. Warren Hansen of Farris, Hansen & Associates was present. Reference to combining old condominium with GA455200002, subject to conditional use. Woods to be maintained as well and maintained to prior conditional uses. Mark Steinfest moved to approve survey map as tax parcels were noted. The motion was seconded by Sue Wallem. No further discussion. The motion carried unanimously.

Third on the agenda was request from Catherine Duesterbeck (Owner), Benjamin Johnson (applicant) to amend conditional use permit. Benjamin Johnson was present and requested to amend hours of production and tap room hours. Tax parcel #GSC2900004, property located at N5543 County Road O. Amend hours 11 AM to 10 PM tap room serving hours and requested to hold meetings during lunch hours, in addition 7 AM to 7 PM to brew beers as it takes all day to brew. Sue Wallem moved to amend above mentioned hours. The motion was seconded by Judy Jacobson. The motion was carried unanimously.

Fourth on the agenda – Road modification, Karen Babcock. Brett Ekes present on behalf of Karen Babcock. Neighboring land owners were also present. Request was to improve portions of Norman Avenue, Byron Street and Rawlins Avenue. Roads located in Blue Wing Estates Subdivision. Survey was provided. In order to approve roads there needs to be a recommendation approved. Discussion was made. These roads are not private roads. Mark Steinfest stated to meet criteria for a roadway there would have to be a minimum of 22 feet wide, 3 inches of compacted material (blacktop), 12 inches of gravel. Roadwork would have to meet specifications of the town. Mark Steinfest recommended not to approve the road modification request as presented based on the specifications of Sugar Creek improved roads. Modification would need to be made regarding specifications thereof. The motion was seconded by Sue Wallem. Karen Babcock requested to mow and trim above stated property, Dale Wuttke stated discussion was regarding above matter. No further discussion. The motion was carried unanimously.

Fifth on the agenda – Rezone and CSM request from James & Eileen Dempsey Life Estate (owner), Town of Sugar Creek (applicant). Request is for a 2 acre parcel for future fire needs. Tax parcel #GSC1000006, property located south of the town hall, N6641 County Road H. Dale Wuttke discussed town purchase of 2 acres as stated property above. James Dempsey concern of tower was discussed as well as a standpipe for filling fire trucks or substation and well discussion, as there is no plan in the works. Survey and steps to proceed were discussed. Mark Steinfest recommended rezone and certified survey map request with Dempsey Estate for future fire needs. The motion was seconded by Sue Wallem. No further discussion. The motion carried unanimously.

With nothing further, Mark Steinfest moved to adjourn, seconded by Sue Wallem. The motion carried unanimously and the meeting adjourned.

Respectfully submitted,
Judy Jacobson, Commissioner

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will **NOT** meet on Thursday, June 13, 2019

Diane Boyd, Town Clerk

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will **NOT** meet on Thursday, July 11, 2019

Diane Boyd, Town Clerk

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will **NOT** meet on Thursday, Aug. 8, 2019

Diane Boyd, Town Clerk

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will meet on Thursday, Sept. 12, 2019, at 6:30 p.m., at the town hall on County Road H. A quorum of Town Board Members will be attending this meeting for purposes of gathering information. All agenda items will be discussed and possible action taken.

Agenda will include:

1. Minutes
2. Oaths of Office
3. Rezone request from Jean A. Brummel Trust, owner and Rod Hamby, applicant. The rezone is from A-2 to B-2. The rezone is for a proposed 9,100 s.f. Dollar General retail store with parking and utilities. Part of tax parcel #GSC 1200006, property located along County Road A.
4. Motion to adjourn.

Diane Boyd, Town Clerk

Posted this 1st day of September, 2019

Posted at:

Sugar Creek Town Hall
Country Mobil
Barkers Road boat launch

Town of Sugar Creek Land Use Planning Commission Meeting
Held at the Sugar Creek Town Hall
September 12, 2019 at 6:30 p.m.

Chairman Dale Wuttke called the meeting to order at 6:30 p.m.

Chairman Wuttke announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members will be in attendance for the purpose of gathering information.

Roll Call - Present were Commissioners Jeff Vogt, Carl Rieken, Sue Wallem, Dave Robers and Dale Wuttke. Absent was Mark Steinfest and Judy Jacobson. Also in attendance was 1 citizen.

Minutes - Carl Rieken moved to approve the minutes from the May 9, 2019 Planning Commission meeting. The motion was seconded by David Robers. The motion carried unanimously.

Second on the agenda - Oaths of Office. The new Plan Commission members were sworn in and Oaths of Office signed by Jeff Vogt and David Robers.

Third on the agenda was a rezone request from Jean A. Brummel Trust, owner and Rod Hamby, applicant. The rezone is from A-2 to B-2. The rezone is for a proposed 9,100 s.f. Dollar General retail store with parking and utilities. Part of tax parcel #GSC 1200006, property located along County Road A. The Commission discussed the fact that it meets the 2050 Comprehensive Land Plan, discussed high traffic and fence height. David Robers made a motion to approve the rezone request from A-2 to B-2. The motion was seconded by Sue Wallem. The motion carried unanimously.

With nothing further, Carl Rieken moved to adjourn, seconded by Jeff Vogt. The motion carried unanimously and the meeting adjourned..

Respectfully submitted



Dale Wuttke, Town Chairman

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will meet on Thursday, Oct. 10, 2019, at 6:30 p.m., at the town hall on County Road H. A quorum of Town Board Members will be attending this meeting for purposes of gathering information. All agenda items will be discussed and possible action taken.

Agenda will include:

1. Minutes
2. Public comment
3. Rezone request from Jean A. Brummel Trust, owner and Rod Hamby, applicant. The rezone is from A-2 to B-2. The rezone is for a proposed 9,100 s.f. Dollar General retail store with parking and utilities. Part of tax parcel #GSC 1200006, property located along County Road A.
4. Motion to adjourn.

Diane Boyd, Town Clerk

Town of Sugar Creek Plan Commission Meeting
Held at Sugar Creek Town Hall
Thursday October 10, 2019

Chairman Dale Wuttke called the meeting to order at 6:30 p.m.

Chairman Wuttke announced that the meeting has been properly advertised and in compliance with the open meetings law and that a quorum of Town Board members will be attendance for the purpose of gathering information.

Roll Call – Present were Commissioners Jeff Vogt, Sue Wallem, Dave Robers, Dale Wuttke, Mark Steinfest, Judy Jacobson, Carl Rieken.

Minutes – Dave Robers moved to approve the minutes from the September 12, 2019 Planning Commission Meeting. The motion was seconded by Jeff Vogt. The motion carried unanimously.

Agenda included: Rezone request from Jean A. Brummel Trust, owner and Rod Hamby, applicant. The rezone is from A-2 to B-2. The rezone is for a proposed 9,100 s.f. Dollar General retail store with parking and utilities. Part of tax parcel #GSC1200006, property located along County Road A.

Rules for public comment and keeping of meeting to order was presented by Attorney Steve Koch.

Public Comments and several areas were discussed and included: 1) Drainage issues, petition including traffic and Tibbets school traffic concerns. 2) More road traffic and road repairs. 3) Safety of students, residents, robberies and break-ins. 4) Turn lanes. 5) Building of businesses and then they pull out? 6) Type of business as we already have a Dollar Store in area. 7) Location for that type of commercial activity. 8) Many residents live in nearby subdivision and voiced concerns. 9) Will property values decrease? 10) Safety is a concern. 11) Garbage/litter a concern. 12) Hwy 12/67 traffic/roundabout concern.

In addition to above comments from the public, Sam Brummel, Family member of the Jean A. Brummel Trust, spoke on behalf of his family and why the land is not suitable for farming.

Commissioner Wuttke showed public attendees the map, stating proposed County A land planning perspective. Also stated was this comprehensive plan was determined that the area should be commercial and what is best for this area by the Economic Development Authority.

Mark Steinfest made a motion to rezone from A2 to B2. Dave Robers seconded. A roll call vote was taken: Carl Rieken-No. Mark Steinfest – yes. Dave Robers – Yes. Jeff Vogt – Yes. Sue Wallen – Yes. Judy Jacobson – Yes. Dale Wuttke – Yes.

With nothing further, Carl Rieken moved to adjourn, seconded by Jeff Vogt. The motion carried unanimously, and the meeting was adjourned.

Respectfully submitted,


Judy Jacobson

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will meet on Thursday, Nov. 14, 2019, at 6:30 p.m., at the town hall on County Road H. A quorum of Town Board Members will be attending this meeting for purposes of gathering information. All agenda items will be discussed and possible action taken.

Agenda will include:

1. Minutes
2. Certified survey map request from Jean A. Brummel Trust, owner. The CSM is for a proposed 9,100 s.f. Dollar General retail store with parking and utilities, approx. 2.091 acres. Part of tax parcel #GSC 1200006, property located along County Road A.
3. Conditional use permit request from Jean A. Brummel Trust, owner, DGOGEIkhornwi053119LLC, applicant. The conditional use permit is for Dollar General retail store with parking and utilities. Part of tax parcel #GSC 1200006, property located along County Road A.
4. Conditional use permit request from Roberto Valadez, owner, House of the Lord Christian Church, applicant. The conditional use permit request is for a fellowship room and bible study class rooms. Tax parcel # GA 36000001, property located at W5696 Schmidt Rd.

Diane Boyd, Town Clerk

NOTICE, TOWN OF SUGAR CREEK
Plan Commission Meeting

The Town of Sugar Creek Plan Commission will **NOT** meet on Thursday, Dec. 12, 2019

Diane Boyd, Town Clerk