

**Town of Sugar Creek Plan Commission Meeting
Held at Sugar Creek Town Hall
Thursday October 14, 2021**

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 Dave Robers, Jeff Vogt, Judy Jacobson, Sue Wallem, Dale Wuttke, Attorney Steve Koch, Mark Steinfest. Absent: Chris Aday.

Minutes – Dave Robers moved to approve the minutes from the September 9, 2021 Planning Commission Meeting. The motion was seconded by Jeff Vogt. The motion carried unanimously.

Agenda included: Rezone and conditional use permit request from Millard Properties LLC, Sarah Cook-Owner. Randy Johnson, Johnson Sand & gravel Inc. – Applicant. The rezone request is from A-1 to M-3 mineral extraction, approx. 48.72 acres. The conditional uses permit is for sand and gravel extraction and reclamation. Property located along County Road H, part of tax parcel # GSC 400001.

Alex Baliestreri of Lost Nation Farms presented his concern of traffic along County Road H with 50 trucks and 100 trips and also concern for homeowners in a residential area on a blind spot doubling the likelihood of an accident.

Jack Sorensen of Lauderdale Lake Management District and their group is organized by state statutes for protection of public interest. USGS geological study shows water flows from West to East from gravel pit to the lake – 72% - with potential damaging of wells. Existing zoning regarding the protection of resource proximity of event affecting traffic, gravel dust and devaluation of property. LLMD is opposed.

Jim Corcoran of Lauderdale Lake Improvement Association-concerns of flow from surface water, ag runoff, fuel spillage, poly material used etc. Kate Lonze stated they are not deep wells but unconfined wells. Jim stated that the gravel pit is in the watershed and anything in that pond can flow laterally from West and East.

Randy Johnson, Johnson Sand & Gravel, stated he has a permit from DNR already, usage of additives including submittals to Ryan from Cardinal in regard to polymers. Randy also stated that it was not a problem to guarantee wells. Ryan from Cardinal to take samples.

Carl Pederzak from Mariner Hills Subdivision concerns of time frame and 'better places' for a gravel pit. Dale Wuttke stated clarification regarding the planning commission, town board and then county board.

Eric Vogel resident of Lost Nation Road for 48 years, stated rural and residential changes and now concern of noise, pollution, and safety issues.

Resident Diane Schucherdt contacted Walworth County Sheriff's Office but had not heard back from them in regarding her concern of accidents. Kate Lonze replied to the concerns.

Jack Sorensen of the lake district and stated there is 6 current applications for gravel pits currently in waiting for acceptance in Walworth County.

Kristin Anderson voiced concerns of accidents and property values.

Megan Mulder voiced concerns of acceleration lanes, traffic and safety issues.

Greg Prince voiced concerns of property values, environmental concern, and reassessment of property to make up for loss of value.


Jeff Vogt made a motion to deny the request of the rezone and conditional use permit. Sue Wallem seconded. Jeff Vogt stated reasoning as a retired police officer and concerns of being on a blind spot, breaking & stopping with a perception reaction, and potential for increased traffic problems. Secondly, ground water as being a threat. Mark Steinfest stated he did due diligence by attending safety commission meetings and stated recommendation of lanes. Mark Steinfest secondly stated it is not prime farmland and the land is not in the farmland preservation. Also, gravel is an important commodity, and the land is A-1 with soil types on this land can be rezoned. Motion carried.

Next on the agenda – conditional use permits request from Henri J. and Melinda H. Kinson. The conditional use permit is for installing 19.8 kW solar array in the back yard of property. Tax parcel #GSC 600003E, property located at W7248 Territorial Road. Sue Wallem voiced concern about setbacks. Matt Weidensee revised setbacks from property lines. Mark Steinfest made a motion to accept the request. Seconded by Dave Robers. Motion carried.

Last on the agenda – Two rezones and 2 conditional use permit requests from VanderVeen Farms Inc. The first rezone is from A-1 (substandard) to A-4, the conditional use with that rezone is for off season storage. The second request is from A-1 (non-conforming) and C-2 to P-2, the conditional use with this rezone is for a private airplane runway. Tax parcel #GA 328700001, property located at N5895 County Road O. Randy Leece spoke on behalf of the VanderVeen Farms. Small individual parcels were not accepted in grants and non-conforming properties. 1) make building productive again proposing to 2 lots, one lot with off season shed and the other a runway. The air strip corrected to P-2, separate the properties out and make them corrected and a useable situation. Dave Robers made a motion to approve the 2 rezones. Mark Steinfest seconded. Motion carried.

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

Respectfully submitted,


Judy Jacobson