

Zoning overlay gives business owners leeway after roadwork is complete

Village of Saukville officials are still awaiting the start of the reconstruction of Highway 33, but they now have an ordinance that will protect properties along the prime business corridor once the highway work is done.

Officials have been concerned that the new road configuration and right-of-way acquisitions might leave adjacent properties in violation of setback rules and other zoning requirements.

To avoid that problem, Community Development Director Brian Biernat said an overlay district should be created, easing some lot requirements.

The overlay district, which covers commercial properties along Highway 33 from I-43 to the village's eastern limits, was previously recommended by the Plan Commission. The district gives planning officials leeway in reviewing restrictions on such things as parking, setbacks, green space and stormwater management.

"The greatest concern is the impact the highway work will have on setback requirements at Market Street and Northwoods Road," Biernat said during a public hearing on the proposal.

"The last thing we want to do in these economic times is take an action that has a negative effect on the value of properties within our business district."

The only comments offered during the public hearing came from the design team working on the proposed expansion of the Walmart discount store.

The retailer intends to expand its store at 825 E. Green Bay Ave. to a 121,050-square-foot Supercenter, adding 25,000 square feet to its existing building and reconfiguring its parking lot.

Walmart attorney Debra Tomczyk said store officials "are very much in favor" of the overlay district.

The store's concerns about a requirement for internal walkways through the parking area were eased when a revised version of the overlay district plan allowed sidewalks around the perimeter of the parking area.

The walkway requirement was incorporated into the overlay plan as a way to promote pedestrian traffic between businesses.

Trustees unanimously approved the ordinance creating the overlay district.