

Village trustees agree with altering setback rule, but fate of Kwik Trip proposal remains in question

Village of Saukville officials made progress Tuesday on rewriting their ordinance that governs the location of gas stations, but trustees failed to adopt wording that would clear the way for the development of a Kwik Trip off Highway 33.

Trustees unanimously denied an ordinance change sought by Ansay Real Estate Development, which hopes to attract a 5,600-square-foot gas station/convenience store to a parcel it owns at the northwest corner of Highway 33 and I-43.

However, the board was also troubled by a recrafted ordinance backed by the Plan Commission that would bar truck fueling stations in the village's business district.

The ordinance amendment submitted by Ansay asked that the village's 1,000-foot buffer zone for gas stations from wetlands and conservancy areas be eliminated, giving the Plan Commission discretion in deciding whether environmental corridors would be threatened by such development.

The commission argued that it wanted some direction in making decisions on whether conditional-use permits for gas stations were appropriate, and supported reducing that setback area to 600 feet. The 1,000-foot restriction would be retained as the minimum distance from municipal wells.

William Taibl, legal counsel for Ansay, said the developer would support either ordinance change.

"I would agree the staff recommendation does add more meat to the ordinance. Our intention was to give the Plan Commission maximum flexibility," Taibl said.

Trustees seemed to agree that reducing the buffer area to 600 feet from environmental features was adequate, but there was some objection to wording that appeared to prohibit trucks from fueling at the site.

"The idea was not to approve a truck stop. However, I have a problem with prohibiting trucks from stopping in to get fuel and then moving along," said Trustee Bob Hamann, a member of the commission.

Trustees asked that the ordinance change be reworked to clarify that trucks be allowed to get fuel, but only on a limited basis.

Tom Beck, owner of Beck's Green Bay Ave. Mart, was less willing to support altering the staff-recommended ordinance to allow trucks from fueling at the new station.

Gas station ordinance unresolved

Written by MARK JAEGER

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“If you allow tractor-trailers to go in and fuel up, it is going to be a nightmare at that location,” Beck said.

Despite that plea, trustees asked that the question be returned to the Plan Commission at its Thursday, Oct. 4 meeting, to come up with wording that would not prohibit trucks from fueling at the site.