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Building planned for site that village rejected for fueling station, store

Plans for a car wash on what was once the proposed site of a Kwik Trip convenience store were pulled from last week's Village of Saukville Plan Commission agenda.

The site on East Green Bay Avenue, west of the southbound I-43 off-ramp and north of Foster Street, was rejected by village officials last month as the location of a gas station and retail store.

In denying that conditional-use permit, commission members cited concerns that the gas pumps would pose a threat to nearby wetlands that drains into the Milwaukee River. Neighboring business owners also contended the high-traffic business would cause significant congestion in the village's commercial corridor.

The gas station required a separate conditional-use approval from the village, but the store and car wash do not.

Plans submitted by Kwik Trip in 2011 also called for a 2,800-square-foot car wash to front the development. Although the gas station plans were deemed inappropriate for the site, no action was taken on the car wash.

Before the commission had a chance to consider the car wash proposal, Kwik Trip officials asked that the item be tabled.

The commission learned last week that a fill permit has been issued for the site.Village Engineer Roy Wilhelm reported an average of three feet of fill would be needed to bring the parcel to grade "regardless of the final usage."

The planning body did grant conditional approval for the construction of two tenant garages at multifamily properties owned by Terrace Realty. Both projects were subjects of public hearings at the start of the meeting.

A seven-car garage was approved in the 300 block of North Mill Street contingent on the Board of Zoning Appeals agreeing to reduce the side-yard setback requirement of the free-standing building from 15 feet to three feet.

That plan was challenged by neighbors Christian and Anne Buesing, leading Duey Stroebel of Terrace Realty to agree to a number of landscaping concessions.

A similar conditional approval was granted to the real estate company for a six-car garage at its rental building at 425 Dries St.

For that project, the Board of Zoning Appeals will be asked to reduce the rear yard setback from 25 to 18 feet.