

**TOWN OF SAUKVILLE
PLAN COMMISSION MINUTES
Tuesday, August 12, 2003 7:30 P.M.
Town of Saukville, Wisconsin**

Present were: Town Board Chairman Terry Hoffman; Kate Smallish; Curt Rutkowski; Ginny Pierson, Kathryn Golsteyn, and Jim Kadow. **Also present were:** Roger Kison, Zoning Administrator/Bldg Inspector; Marty Marchek, Community Planner; Town Clerk Walter Clarke, Town Treasurer Kay Danielson.

1. **Call Plan Commission Meeting to Order:** Chairman Hoffman called the meeting to order at 7:30 p.m.
2. **Pledge of Allegiance:** Everyone rose and recited the pledge of allegiance.
3. **Approval of the July 8, 2003 Plan Commission Minutes:** Mr. Hoffman moved to approve the minutes as presented. Second by Ms. Smallish. Motion carried.
4. **Discussion/action on a proposed resolution supporting an agreement with the Town of Saukville and Ozaukee County for a grant application to the Wisconsin Department of Administration in the development of a multi-jurisdictional comprehensive plan.** Andrew Struck, PRLM department of Ozaukee County and Paul Roback, UW-Extension-Ozaukee County, presented the Ozaukee County Smart Growth Committee structure and told the Plan Commission members what the county hoped to accomplish with a multi-jurisdictional comprehensive plan. The presentation included graphics showing which jurisdictions had been awarded grant money for this process. The presentation showed in previous years governmental units that banded together and applied for funding as a multi-jurisdictional unit had a better chance of receiving funding. At the conclusion of the presentation Mr. Hoffman pointed out that the Town of Saukville has recently completed a comprehensive land use plan. Mr. Hoffman asked what advantage the Town would receive from joining into the county effort. Mr. Hoffman and other Plan Commission members were concerned about possible costs to the Town of Saukville and loss of local control that might be a result of the implementation of the multi-jurisdictional comprehensive plan. Mr. Struck pointed out that there may be advantages in conflict resolution between conflicting interests of various local governments by the ultimate adoption of a comprehensive plan for the entire county. Mr. Marchek asked Mr. Struck if the resolution to support the county's application for a grant to partially fund the multi-jurisdictional plan was not successful this year, would the county be back in following years to ask for the resolution until the effort was successful. Mr. Struck replied that the county would return next year with a similar request for a resolution from towns supporting the grant application if the resolution was not successful at this time. Mr. Hoffman said that the resolution would be brought to the Town Board meeting next week for discussion and possible action.
5. **Discussion/action to appoint municipal representative to the Ozaukee County Comprehensive Planning Citizen Advisory Committee.** Mr. Hoffman moved to appoint Mr. Curt Rutkowski as the Town's representative on the

Comprehensive Planning Citizens Advisory Committee. Second by Mr. Kadow. Motion carried.

- 6. Discussion/action proposed conditional use permit for the operation of a home based worm farm at 3585 Hwy O, tax # 08-023-01-003.00 brought by Steven and Nancy Cain.** As a public hearing had been conducted on this proposal at a previous meeting Mr. Hoffman moved to recommend to the Town Board approval of the proposed conditional use permit for the operation of a home based worm farm at 3585 Hwy O, tax # 08-023-01-003.00 brought by Steven and Nancy Cain. Motion seconded by Ms. Smallish. Motion carried.
- 7. Discussion on a proposal for a home-based business at 4161 Blue Goose Road by James Ungart tax number 08-007-16-001.** Mr. Ungart brought a revised proposal that attempted to address earlier concerns of members of the Plan Commission. His proposal limited the activities of his home-business to the repair of guns. The new proposal would limit the hours of the business to Tuesday through Friday 10 a.m. until 5 p.m. There would be no business signage on the residential property. Mr. Ungart said that he expected very little vehicle traffic attracted to the business as he proposed to do much of his customer contact off-site at re-enactments and gun shows. Mr. Ungart said that the business activities would be confined to less than 25% of the square footage of the residence. Mr. Hoffman asked if explosive material would be stored on the property. Mr. Ungart said that, apart from ammunition that he keeps for his own use, no gun powder would be stored on site. Mr. Ungart said he needed the approval of the Town before he could apply for a Federal Firearms License. Mr. Hoffman said that the next step in the process would be for Mr. Ungart to apply to the Town for a conditional use permit and at that point the Plan Commission would schedule a public hearing on the request.
- 8. Discussion/action on proposed land division of 30 acre parcel at 2564 Cedar Sauk Road, tax key 08-033012-001.00 brought by Ms. Denise Wahlberg.** Mr. Jim Snodgrass, husband of Denise Wahlberg, presented a proposed land division to the Plan Commission. The proposed land division would divide a 30 acre parcel zoned A-1 into one 10 acre parcel zoned A-4 and one 20 acre parcel remaining A-1. Mr. Hoffman said that Ms. Wahlberg's proposal for the arrangement of the driveways would call for a dedicated easement and a maintenance agreement. Mr. Kadow said that the proposal did not fit the zoning of the area. Mr. Kadow said that the proposal created a non-conforming lot by put the existing homestead into a 10 acre A-4 lot. Mr. Hoffman said he did not agree that the lot would be non-conforming. Ms. Smallish read a statement that summarized her opinion of the proposal. Ms. Smallish said that this is a delicate piece of land and it is important that the unique qualities of the property be conserved. Ms. Smallish said that further development of the divided property would not be an issue. Ms. Smallish said that at this point she could support the land division as it had been proposed by Ms. Wahlberg. Ms. Pierson said that adding one house to the property would not be detrimental to the land or the neighbors. Mr. Hoffman said that the main mission of A-1 zoning is to preserve farmland, but that agriculture could not exist on this land in any case. Mr. Kadow said that he did not want to set a pattern for the surrounding A-2 property. Mr.

Hoffman made a motion to recommend the land division as proposed to the Town Board. Ms Pierson seconded the motion. Motion carried with Mr. Kadow voting nay and Ms. Golsteyn abstaining.

- 9. Discussion/action on updating the zoning code for “Concentrated Animal Feeding Operations” to be consistent with the state code.** Mr. Hoffman moved that given that the review by the Town Attorney and Planner the proposed ordinance has finished the draft of the proposed ordinance be presented at a Public Hearing prior to the September Plan Commission hearing with copies of the proposed ordinance to be available to the public prior to the Public Hearing. Second by Mr. Rutkowski. Motion carried.
- 10. Any other business as may properly come before the Plan Commission.** Mr. Ungart expressed his opinion of the resolution that the presenters from Ozaukee County spoke to. Mr. Ungart was not in favor of cooperation with the county proposal as presented.
- 11. Adjourn:** Motion by Chairman Hoffman to adjourn. Second by Ms. Smallish. Motion carried. Meeting adjourned at 9:30 p.m.

Terry Hoffman
Chairman

Minutes respectfully submitted by:
Debra Walls