

TOWN OF SAUKVILLE
PUBLIC HEARING & PLAN COMMISSION MINUTES
TUESDAY, September 9, 2003
7:00 P.M.

Present were: Town Board Chairman Terry Hoffman; Kate Smallish; Curt Rutkowski; Ginny Pierson, Kathryn Golsteyn, Bill Niehaus and Jim Kadow.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Saukville Plan Commission on Tuesday, September 9, 2003 at 7:00 p.m. or shortly thereafter at the Town Hall, 3762 Lakeland Drive to consider the following:

- 1. An update of the zoning code to make “Concentrated Animal Feeding Operations” consistent with Wisconsin state code.**
- 2. A proposed rezoning and land division of a 30 acre parcel currently zoned A-1 at 2564 Cedar Sauk Road, tax key 08-033012-001.00 to one 10 acre parcel zoned A-4 and one 20 acre parcel zoned A-1 brought by Ms. Denise Wahlberg.**
- 3. A request for a conditional use permit for James A Ungart, 4161 Blue Goose Rd., tax key 08-007-16-001.00, to operate a part-time gun repair shop in his home.**

All individuals having an interest in this matter are invited to address the town board.

Chairman Hoffman called the Public Hearing to order at 7:00 p.m. **1.)** Mr. Hoffman asked for public comment on the update of the zoning code to make “Concentrated Animal Feeding Operations” consistent with Wisconsin state code. There was one question from the public that was answered by the Chairman. **2.)** Mr. Hoffman asked for public comment on a proposed rezoning and land division of a 30 acre parcel currently zoned A-1 at 2564 Cedar Sauk Road, tax key 08-033012-001.00 to one 10 acre parcel zoned A-4 and one 20 acre parcel zoned A-1 brought by Ms. Denise Wahlberg. Ms. Colleen Bach questioned the placement of the driveway entrance. Mr. Hoffman told her that consideration had been given to adding an additional driveway and that the current driveway placement was determined to be the best option. Ms. Bach asked when Ms. Wahlberg purchased the property. She was told that the property was purchased in May. **3.)** Mr. Hoffman asked for comment on a request for a conditional use permit for James A Ungart, 4161 Blue Goose Rd., tax key 08-007-16-001.00, to operate a part-time gun repair shop in his home. There was no comment from the public. Mr. Hoffman moved to close the public hearing. Mr. Niehaus seconded the motion. Motion carried. The public hearing was adjourned at 7:13 p.m.

- 1. Call to Order.** Mr. Hoffman called the regular meeting of the Plan Commission to order at 7:13 p.m.
- 2. Pledge of Allegiance.** The assembly rose and recited the Pledge.
- 3. Approval of the August 12, 2003 Plan Commission Minutes.** Mr. Hoffman moved to approve the minutes as submitted. Second by Ms. Smallish. Motion carried.
- 4. Discussion/action on updating the zoning code for “Concentrated Animal Feeding Operations” to be consistent with the state code.** Mr. Hoffman moved to approve the addition of Sec. 3.06-2(F) and

to recommend the draft ordinance be moved to the Town Board for approval. Second by Mr. Rutkowski. Motion carried.

5. **Discussion/action on proposed re-zoning of a parcel at 2564 Cedar Sauk Road, tax key 08-033012-001.00 brought by Ms. Denise Wahlberg.** Mr. Hoffman moved to approve the proposed re-zoning and to move the proposal to the Town Board with a recommendation to approve. Second by Ms. Smallish. Motion carried. Mr. Kadow voting against the motion.
6. **Discussion/action on a request for a conditional use permit to operate a home-based business at 4161 Blue Goose Road by James Ungart tax number 08-007-16-001.** Mr. Hoffman moved to approve with conditions including the condition that there would be no storage of gunpowder at the site beyond that stored there for Mr. Ungart's personal use and to recommend approval to the Town Board. Second by Mr. Niehaus. Motion carried.
7. **Discussion/Action on application for sign permit for a business at 3031 Hwy. 33, brought by Tammy Oreskovic, d/b/a Arnold's Environmental Services, Inc.** Mr. Oreskovic and the representative from the sign company addressed the commission and presented the proposed design for a sign. Mr. Hoffman said that the sign was attractive but the electronic messaging portion of the sign was not appropriate to the area. Mr. Niehaus said that he felt the sign was inconsistent with the mandate of the Town and he was not in favor of allowing it. Ms. Smallish said that the electronic message board would be a distraction to drivers on Hwy 33. Mr. Rutkowski said that the sign did not fit into the rural character of the area. Mr. Kadow said that the electronic message board was not what the committee wants. Mr. Niehaus moved not to allow an electric fixed sign. Mr. Kadow seconded. Motrin carried. Mr. Hoffman told Mr. Oreskovic that he was welcome to return to a future Plan Commission meeting with a new design.
8. **Preliminary discussion of a possible wind-powered generator to be erected on property owned by Mark Lubner..** Mr. Lubner addressed the commission. Mr. Lubner told the commission members that according to State Statute they could not prevent him from erecting a wind-powered generator on his farm. Mr. Hoffman said that the commission needed to conduct research into the relevant State Statutes. Mr. Hoffman moved to table the discussion until the October Plan Commission meeting. Second by Mr. Rutkowski. Motion to table the wind-powered generator discussion carried.
9. **Preliminary discussion of possible land division and re-zoning of 55 acre parcel at 1346 E. Hawthorne 08-001-09-000.00 (Sec. 1 T11N R21E) brought by property owner, Stan Lubner.** Mr. Hoffman asked that agenda items 9 and 10 be addressed together as they were closely related. Mr. Stan Lubner addressed the commission. Mr. Hoffman asked Mr. Lubner to return to the next Plan Commission meeting with copies of the plan. Mr. Niehaus said that he was not ready to accept or turn down the proposal now. Mr. Hoffman made a motion to table the discussion until the October meeting. Ms Smallish seconded. Motion to table items 9 and 10 carried.
10. **Preliminary discussion of possible land division and re-zoning of 20 acre parcel on Willow Rd. 08-012-15-002.00 brought by property owner, Stan Lubner. (See item #9.)**

11. Items from the floor. None.

12. Adjourn. Mr. Hoffman made a motion to adjourn. Second by Mr. Niehaus. Motion carried. Meeting adjourned at 8:30 p.m.

**Terry Hoffman
Chairman**

Respectfully submitted by Debra Walls