



TOWN OF SAUKVILLE
Ozaukee County
3762 Lakeland Drive
Saukville, Wisconsin 53080
Ph: 262-675-9217
Fax: 262-675-0604
Terry Hoffman, Chairman
Walter H. Clarke, Clerk
Kay Danielson, Treasurer

MINUTES OF PUBLIC HEARING & PLAN COMMISSION

Tuesday, January 13, 2004
7:00 p.m.
3762 Lakeland Rd.
Town of Saukville Wisconsin

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Saukville Plan Commission at 7:00 p.m. on Tuesday, January 13, 2004 at the Town Hall, 3762 Lakeland Rd. to consider the petition by **Amy and Stan Lubner** to rezone 20-acres on **Willow Road**, tax key 08-012-15-002.00 from A-2 to A-1. 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.

There were no comments from the floor.

A motion was made by Chairman Hoffman to close the Public Hearing. Motion seconded by Mr. Niehaus. Motion carried.

PLAN COMMISSION

- 1. Call to Order.** Chairman Hoffman called the Plan Commission meeting to order at 7:05 p.m.
- 2. Pledge of Allegiance.** The assembly rose and recited the Pledge of Allegiance.
- 3. Approval of the December 9, 2003 Plan Commission Minutes.** Chairman Hoffman moved to approve the December 9, 2003 Plan Commission minutes as presented. Motion seconded by Ms. Smallish. Motion carried.
- 4. Discussion/action on proposal made by Amy and Stan Lubner to rezone 20-acres on Willow Road, tax key 08-012-15-002.00 from A-2 to A-1.** Chairman Hoffman moved to recommend the proposal for approval to the Town Board. Motion seconded by Ms Pierson. Motion carried.
- 5. Discussion/possible action on conditional use permit for wind-powered electric generator at Mark Lubner, 1351 E. E. Hawthorne Road, (08-012-05-005.00).**
Chairman Hoffman said that no action could be taken tonight as there has been some confusion between the parties as to conditions that were discussed and agreed to at an earlier Plan Commission meeting. Mr. Lubner felt that the condition requiring that the tower be located at a minimum of three times its own height from neighboring properties was not reasonable. Chairman Hoffman recommended that Mr. Lubner have an engineer discuss the safety concerns with the Plan Commission and if members were satisfied that the placement of the tower in relation to neighboring properties met or exceeded a safe distance then it would be possible to reconsider granting conditional use with a change in that condition.
- 6. Preliminary discussion possible land division and re-zone from A-2 to A-4 and A-5 of 36.2 acre parcel (#08-005-01-003.00) at 4760 St. Finbars Rd. brought by Martha Nanning.** The property is now zoned A-2. An agent acting on behalf of Ms. Nanning asked if the Plan

Commission members would consider rezoning the parcel to A-4 so that it could be divided into three lots of approximately 10 acres each. Brief commission member discussion followed. Ms. Smallish said that in the past, rezoning A-2 property has not been popular with the Town as it takes land out of exclusive agriculture zoning. Ms Smallish said that the Town had denied similar rezoning plans in the past. Chairman Hoffman said he was not sure that the parcel would support three separate lots. Two parcels would still be A-4 zoning. Ms Pierson said that the Town had denied other plans that broke up 35 acres. Chairman Hoffman said a rezone to A-1 would yield only one buildable lot. He said the property is suitable for A-2 and that is probably where it should stay.

7. Preliminary presentation on a proposal by Moon Shadows Development for 40-acre parcel on Center Rd. and Hwy I for a conservation development. Chairman Hoffman said that the Commission would pass over this item as the presenter had recently asked to be taken off the agenda.

8. Any other business as may properly come before the Plan Commission.

Mr. Kison, the Town building inspector asked if the proposed ordinance to regulate berms could be considered at the next meeting. The Chair instructed staff to include it on the Plan Commission agenda next month. Mr. Kison reported that the updated zoning map would be in the Town Hall before the next meeting.

Jim Kadow asked that a standing agenda item be added to future Plan Commission meeting agendas for the purpose of systematically reviewing language and terms in various Town ordinances. Chairman Hoffman asked that staff add committees report as standing agenda item to future Plan Commission agendas.

9. Adjourn. Chairman Hoffman moved to adjourn the meeting. Motion seconded by Ms Smallish. Motion carried.