



## TOWN OF SAUKVILLE

Ozaukee County

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### **PUBLIC HEARING MINUTES 7:00 p.m. - Tuesday, October 10, 2006 3762 Lakeland Rd. Saukville, WI 53080**

**Present:** Jim Kadow, Terry Hoffman, Bill Niehaus & Ginny Pierson

**Also Present:** Debra Walls, Zoning Administrator

**Absent:** Curt Rutkowski, Kathryn Golsteyn

Chairman Kadow called the Public Hearing to order at 7:00 p.m.

The Chairman read the notice for the public hearing to consider the Draft Town of Saukville Land Use Map and Plan. He stated the purpose of the hearing is to receive comment and possible corrections on draft Land Use Map for 2035 and associated documents from the citizens. Chairman Kadow presented the map and described how it was prepared. Then Chairman Kadow described the land use categories and told the assembly how the various land use designations affected the overall future of the Town. There were several questions from the assembly. Mr. Frank Byrne, 1651 Meadowlark Rd. asked if Fredonia had imposed a freeze similar to the Village of Saukville Zoning freeze. Chairman Kadow said that although Fredonia does have extra-territorial zoning approval they are in basic agreement with the Town of Saukville vision for 2035 and do not have a freeze on town land. Mr. Byrne asked why one of land use descriptions includes a density of 3/1/2 houses per acre. Chairman Kadow said that the description was for existing properties that are already at that density and that any new houses in that land use area would be larger lots with at minimum of 45% open space. Mr. Ron Horn, 3168 Tree Lane asked if lighting regulations could be incorporated in the long range plan in some fashion. Ms. Walls said that those kinds of considerations may be part of the county comprehensive planning but did not directly figure into the preparation of this map. Mr. Horn also requested that neighbors be notified whenever a new building was built in their vicinity. Ms. Walls described the statutory requirements for notice on various Town actions. Notification of neighbors when a building permit is pulled is not required by state law, however the Town does require site plan reviews for most accessory buildings and the review of those site plans are listed on Plan Commission agendas that are posted for public review as required by statute. Mr. Frank, 2373 Hwy 33 questioned the designation of a parcel. Mr. Bob Nohr, 3252 Hwy O asked if the villages have their own plans. Chairman Kadow said that conversation and cooperation with neighboring villages and towns is one element of the process to develop the map and that with the exception of the Village of Saukville this map accurately reflected the future plans of our neighbors. Mr. Goetz, 3460 Hwy I said he would like Hwy 33 to remain two-lane and that 10 acres is a nice lot size for new parcels in the Town. There were no future comments on the draft 2035 Land Use Map.

The Chairman asked for comments on a request for a Conditional Use Permit to keep equine livestock on an 8 acre A-5 parcel (08-015-06-008.00) located at 4040 Hwy I. Request brought by property owner Ken & Janet Futh. There was no public comment for or against.

The Chairman asked for comments on a request for a Conditional Use Permit to keep equine livestock on a 5 acre A-5 parcel (08-027-07-006.00) located at 3066 Hwy I. Request brought by property owner Rock Lance. There was no public comment for or against.

The Chairman asked for comments on a request for a concurrent re-zone and land division of 5 acres of a 50 acre A-2 parcel (08-34-07-000.00) at 2782 Hwy I to create one 5 acre A-5 parcel and one 45 acre A-2 parcel. Request brought by property owner Dave & Mary Beth Wick. There was no public comment for or against.

The Chairman asked for comments on a request for a request for a concurrent re-zone and land division of a 10 acre A-4 (08-21-16-002.00) at 2330 Hwy 33 to create two approximately 5 acre A-5 parcels. Request brought by property owners Michael & Lisa Peterson. There was no public comment for or against.

Chairman Kadow closed the meeting at 8:00 p.m.

## PLAN COMMISSION MEETING MINUTES

1. **Call to Order.** Chairman Kadow called the Plan Commission meeting to order.
2. **Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
3. **Approval of the September 12th, 2006 Plan Commission minutes.** Mr. Niehaus made a motion to accept the September 12<sup>th</sup> minutes as corrected. The motion seconded by Mr. Hoffman. All in favor.
4. **Discussion/possible action on recommendation regarding possible corrections on draft Land Use Map for 2035 and associated documentation and possible action to recommend adoption of map and documentation to Town Board.** Mr. Hoffman said that draft map was "good work". Mr. Niehaus made a motion to adopt the 2035 Land Use Plan as presented. Motion seconded by Ms. Pierson. All in favor.
5. **Discussion/possible action on a request for a Conditional Use Permit to keep equine livestock on an 8 acre A-5 parcel (08-015-06-008.00) located at 4040 Hwy I. Request brought by property owner Ken & Janet Futh.** Mr. Niehaus made a motion to recommend approval of the permit Mr. Hoffman seconded the motion. All in favor.
6. **Discussion/possible action on a request for a Conditional Use Permit to keep equine livestock on a 5 acre A-5 parcel (08-027-07-006.00) located at 3066 Hwy I. Request brought by property owner Rock Lance.** Mr. Hoffman moved to recommend for approval. Ms. Pierson seconded the motion. All in favor.
7. **Discussion/possible action on a request for concurrent re-zone and land division of 5 acres of a 50 acre A-2 parcel (08-34-07-000.00) at 2782 Hwy I to create one 5 acre A-5 parcel and one 45 acre A-2 parcel.** A preliminary C.S.M. was presented to the members showing the boundaries of the proposed five acre land division. Mr. Hoffman noted that this land division would separate the old historic farmstead from the rest of the parcel with the remaining acreage to remain in A-2 (exclusive agriculture). This would preserve the original house and out-buildings while allowing the Wick's to build a new home on the remaining parcel. All conditions necessary for the removal of the land from the A-2 district having been met Mr. Niehaus made a motion to amend the Town's land use plan to allow 5 acres of the Wick parcel to be removed from the agriculture land use and placed into the countryside estate residential land use and he further moved to recommend approval to withdraw the 5 acres as set forth on the preliminary C.S.M. from A-2 zoning and rezone to A-5 concurrent with the land division to create the new 5 acre parcel with the remaining 45 acres to remain in A-2. Mr. Hoffman seconded the motion. All in favor. The matter will be taken up for final review by the Town Board.
8. **Discussion/ possible action on a request for a concurrent re-zone and land division of a 10 acre A-4 (08-21-16-002.00) at 2330 Hwy 33 to create 2 approximately 5 acre A-5 parcels. Request brought by property owners Michael & Lisa Peterson.** Chairman Kadow asked if the parcel created by the land division would support a septic system. As Mr. Peterson and his agent were unable to attend the meeting and Ms. Walls was unable to answer this question the matter was tabled by Mr. Niehaus until the November 14th Plan Commission meeting. Second by Mr. Hoffman.
9. **Standing item to discuss items related to Plan Commission member education.** None
10. **Any other business as may properly come before the Plan Commission.** There were no remarks from the floor or from members.
9. **Adjourn.** Chairman Kadow moved to adjourn. Second by Mr. Niehaus. Meeting adjourned at 8:30 p.m.

**Jim Kadow**  
Chairman

**Respectfully submitted by Debra Walls**