



## TOWN OF SAUKVILLE

Ozaukee County

3762 Lakeland Drive

Saukville, Wisconsin 53080

Ph: 262-675-9217

Fax: 262-675-0604

### PLAN COMMISSION MEETING MINUTES

7:00 p.m. - Tuesday, May 8th, 2007

Saukville Town Hall

3762 Lakeland Rd.

Saukville, WI 53080

**Present:** Jim Kadow, Bill Niehaus, Terry Hoffman, Todd Korb, Tom Uttech, Ginny Pierson, & Kathryn Golsteyn

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

1. **Call to Order.** Chairman Kadow called the Plan Commission meeting to order at 7:00 p.m.
2. **Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
3. **Approval of the April 10<sup>th</sup>, 2007 Plan Commission minutes.** Mr. Hoffman made a motion to accept the April 10<sup>th</sup>, 2007 minutes as presented. The motion seconded by Mr. Korb. All in favor.
4. **Preliminary discussion of proposal for 19.78 acre A-4 property at 2989 W. Hawthorne (08-008-05-002.00) brought by property owner Riveredge Nature Center director Patrick Boyle.** Mr. Boyle, Executive Director of Riveredge Nature Center introduced Mr. Mark White, the Research Director and Public Education Director for the facility. Mr. White gave a PowerPoint presentation of plans for the future use of the 19.78 acre parcel recently acquired by Riveredge Nature Center.

The proposed uses of the parcel included an organic garden, members-only camping, a wetland restoration, and a wind turbine research project. Mr. White spoke about using a portion of the grassy area of the property for special events parking and the future use planned for the guest house and main residence currently on the property.

After the presentation Chairman Kadow said "Riveredge is a valued member of the community" but added the current zoning code would not allow all the proposed activities in the A-4 zoning district. Chairman Kadow took each activity in turn and explained which zoning district would allow or prohibit it. P-1 or Park and Recreation Zoning would allow not allow the wind turbine as a conditional use and no dwelling unit could be allowed. The parcel is below the minimum lot size of 20 acres needed to request A-1 zoning. If the acreage is expanded to 20 acres and the 20 acres rezoned to A-1, the wind turbine is a possible conditional use but farm stand sales of organic produce may not be allowed. The proposed members only camping is not allowed in any zoning district. Chairman Kadow said he had concerns about special event parking on the site. Mr. Hoffman asked about noise from the wind turbine and possible negative effects on the birds and bats in the Riveredge reserve.

Mr. Boyle sent courtesy letters to adjacent neighbors informing that the Riveredge proposal would be on the Plan Commission agenda. Mr. Boyle said that he had not heard any negative comments from the neighbors. Ms. Victoria Cottrell, 4537 Hwy Y, was recognized by the Chair. Ms. Cottrell said she was not in favor of overnight camping or the wind turbine. Mr. White was asked about the projected revenue from the sale of energy from the wind turbine. Mr. White said it was estimated to generate a maximum of \$6,000 each year. Ms. Sue Nolte, 4525 Hawthorne, was recognized by the Chair. Ms. Nolte said she had concerns about noise from the camping, the number of buses that would be using the road to drop school

groups at the property and she did not think the wind turbine was a good idea. The Chair recognized Mr. Richard Wallner, 2999 Hawthorne. Mr. Wallner said that the property had belonged to his parents. Mr. Wallner said that Riveredge had done a good job of restoring parts of the old farm but he was surprised to see so many changes in such a small area. Mr. Wallner said he feels the wind turbine would be too prominent because of its height. Mr. Wallner had some concern regarding traffic flow and the number of people that the area would attract. Mr. Wallner told Mr. Boyle that he had faith that Riveredge would preserve the property and that any camping would not include noisy wild parties. Mr. Wallner said it was important to him that the neighborhood remained in its natural state into the future. Mr. Uttech asked about the use of other types of sustainable energy production like solar panels.

6. **Standing item to discuss items related to Plan Commission member education.** None.
7. **Any other business as may properly come before the Plan Commission.** None.
8. **Adjourn.** Chairman Kadow moved to adjourn. Second by Mr. Niehaus. Meeting adjourned at 8:15p.m.

**Jim Kadow, Chairman**

**Respectfully submitted by Debra Walls**