

TOWN OF SAUKVILLE
Ozaukee County
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Walter H. Clarke, Clerk
Kay M. Danielson, Treasurer

**TOWN OF SAUKVILLE
PUBLIC HEARING
MINUTES
MARCH 4, 1999 at 7:00 p.m.
TOWN HALL 3762 LAKELAND ROAD**

1. Call to Order.

Chairman Hoffman called the public hearing to order at 7:00 p.m.

Present Chairman Hoffman, Supervisors Beverung and Lemke

Also present: Clerk Clarke, Building Inspector Phillipps, Treasurer Danielson

2. Pledge of Allegiance.

3. NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Saukville Town Board at 7:00 p.m. on March 4, 1999 at the Town Hall, 3762 Lakeland Rd. to consider a new Land Division Ordinance for the Town of Saukville as prepared by Patrick Meehan, Meehan and Company, Inc. Following the Public Hearing , the Town Board will convene and consider adoption of the new Land Division Ordinance.

Copies of the new Land Division Ordinance are available for public inspection at Town Hall during its regular business hours.

Chairman Hoffman asked Patrick Meehan to summarize the development and content of the new ordinance. Meehan described the legal underpinnings of the ordinance under state statutes and then described its 15 sections briefly. He emphasized the new natural resource protection plan requirement and landscaping plans. He described the requirement for bonding to assure developers performance to their plans. He described the conditions under which a CSM could be used (minor land division) rather than a plat map (major subdivision). He then described the process for the minor land using a CSM, the more common type of land division.

Hoffman then open the meeting for public comment.

Ron Horn, Tree Lane questioned whether a loophole existed to avoid the plat process. Al Heon, plan commissioner, responded that the 5 year limit precludes the loophole. Horn then questioned the partial protection standard for natural resources. Meehan explained how the standard avoids the charge of "takings". Horn then questioned the definition of "condominiums" and whether cluster housing should be included? Meehan explained that the definition was written broadly enough to include cluster developments.

Carol Joerrs asked about the fees required for land divisions. Hoffman explained that developers would pay for special services but not for normal meetings. Meehan explained that the ordinance does not deal with fees and this will be addressed in another ordinance. Phillipps described his understanding of the fee structure and its intent to protect the town and applicant from unexpected charges or delays. She then

asked if a landscape plan would be required for individual homes, in a minor subdivisions. Hoffman, Meehan, and Phillipps explained that this would not be routine. She then asked when the moratorium would be lifted? Hoffman replied March 16th.

Chris Joerrs asked whether new contour information would be required or could existing would be used. Phillips said existing would be OK if the source was referenced. He then asked how may soil tests are required. Meehan replied that enough to the locate the septic field would be required.

Bob Charnitz questioned the currency of the section dealing with soil testing and certified soil tester. Meehan agreed to investigate and change if necessary.

Al Heon described the work that the Plan Commission has done as a vast improvement over the current law and he commended Meehan on his work.

Ron Horn thanked the Plan Commission for their work also. He then made a number of comments and opinions regarding various sections of the ordinance. He delivered a handout to the board and clerk which is on file. Meehan and Hoffman addressed his concerns satisfactorily.

4. Adjourn.

As there were no further comments from the public, Hoffman moved to close the public hearing; Beverung seconded; motion carried.

**TOWN BOARD MEETING AGENDA
Immediately following the Public Hearing**

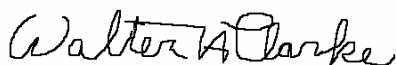
1. Call to Order.

2. Discussion/Action on the new Land Division Ordinance.

Hoffman asked for comments from the board. Beverung expressed his pleasure with the document and is satisfied that it addresses the concerns of the town's citizens. Lemke expressed concern that land divisions for relatives should be less restrictive. Hoffman said that this was discussed, but fairness requires that all citizens should be treated equally. Hoffman commended Meehan for his work and his support for the ordinance. Beverung move to approve with the provision that the areas questioned by Bob Charnitz be investigated and modified if required; Hoffman stated that he believed that most of the concerns raised by Ron Horn would be addressed in the subsequent zoning ordinance. He then seconded the motion. On voice vote, the motion carried unanimously.

3. Adjourn.

Hoffman moved to adjourn; Lemke seconded; motion carried.



Walter H. Clarke , Town Clerk