



TOWN OF SAUKVILLE
Ozaukee County
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Terry Hoffman, Chairman
Walter H. Clarke, Clerk
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PLAN COMMISSION MINUTES
Tuesday, February 10, 2004
7:00 p.m.
3762 Lakeland Rd.
Town of Saukville Wisconsin

Present: Chairman Terry Hoffman, Jim Kadow, Bill Niehaus, Ginny Pierson, Kate Smallish, Kathryn Golsteyn.

- 1. Call to Order.** Chairman Hoffman called the meeting to order at 7:00.
- 2. Pledge of Allegiance.** The assembly rose for the pledge of allegiance.
- 3. Approval of the January 13, 2004 Plan Commission Minutes.** Chairman Hoffman moved to approve the January 13th minutes as submitted. Second by Ms. Pierson. Motion carried.
- 4. Discussion/possible action on request brought by the owner for land division and possible rezoning (A-2 to A-5) of a parcel located west and north of 2070 W. Center Road owned by Mr. Fred Last (tax key #08-015-09-000.00).** Mr. Last addressed the commission members and presented a plat showing the entire parcel divided into approximately 5 acre lots. Mr. Last said that he wished to divide the parcel to allow for one five acre lot for his son to build a house. Chairman Hoffman moved to deny the request for rezone from A-2 to A-5. Ms. Golsteyn seconded the motion. Motion carried. *Curt Rutkowski arrived at 7:09.*
- 5. Preliminary discussion on land division and possible rezone of a 28.49-acre parcel (08-034-06-001.00) at 2237 Hillcrest Road brought by owners, Violet & Albin Van de Boom currently zoned A-2.** The Chairman corrected the record to show that the parcel in question is currently zoned A-2, not A-1 as listed on the meeting agenda. Mr. Van de Boom addressed the commission members. Mr. Van de Boom said that he would like to divide off a 5 acre parcel for a family member to build a house. Mr. Kadow suggested Mr. Van de Boom consider a rezone from A-2 to A-1 to create 20 acre parcels.
- 6. Preliminary discussion on possible land division of 30 acre parcel (08-019-09-002.00) to extend Knollwood Village Subdivision and extension of Tamarack Trail brought by property owner A.W. Hospel.** Mr. Hospel addressed the commission. He said that he wanted to extend Tamarack Trail to access the parcel he owns directly to the east of Knollwood Village. Ms. Smallish noted that the parcel is in an area that is primarily A-2. Mr. Niehaus said he saw no overriding reason to change the current zoning given the surrounding land and surrounding use of that land. Ms Pierson said that she agreed that it would set a precedent that the Town isn't looking for. Mr. Hospel asked if an easement for the extension of Tamarack Trail could be added. Chairman Hoffman answered that an easement could be put in as part of a deed restriction.
- 7. Discussion/possible action on a possible ordinance regulating berm construction.** Chairman Hoffman said that the draft of the berm ordinance did what he thought it needed to do. Mr. Niehaus asked if the construction of a regulated berm would require application to the Town

Board. Ms. Smallish asked if changes in drainage patterns that may affect neighboring properties had been adequately regulated in the draft. Mr. Niehaus said he would prefer to do as little as possible to interfere with individual property rights but berms can be a pretty big issue and the Town needs to have a provision in place that allows us (the Plan Commission and Town Board) to take a look. It was noted that the draft only addressed berm construction within 50 feet of the Road Right of Way. Mr. Hoffman asked that staff add language to the draft that would include placement in any areas of a property in the definition of a berm. Chairman Hoffman asked how the members would like to proceed. Chairman Hoffman made a motion to table the draft until the suggested changes could be made to the draft. Mr. Niehaus seconded the motion to table.

- 8. Ozaukee County Planning Committee representative report.** Mr. Niehaus moved to table the draft of the Cooperative Agreement relating to County-wide Comprehensive Planning. Chairman Hoffman seconded the motion and asked staff to refer the draft to legal counsel to see what local rights could be impacted under this document.
- 9. Standing Item to discuss items related to Plan Commission member education.**
- 10. Any other business as may properly come before the Plan Commission.** There was no other business.
- 11. Adjourn.** Chairman Hoffman made a motion to adjourn. Mr. Niehaus seconded the motion. All in favor. Meeting adjourned at 8:00 p.m.

Terry Hoffman
Chairman

Respectfully submitted by Debra Walls