



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

PLAN COMMISSION MINUTES

Tuesday, June 8, 2004

7:00 p.m.

3762 Lakeland Rd.

Town of Saukville Wisconsin

Present: Terry Hoffman, Bill Niehaus, Curt Rutkowski, Kate Smallish, Jim Kadow, Kathryn Golsteyn.

Absent: Ginny Pierson

- 1. Call to Order.** Chairman Hoffman called the meeting to order at 7:00 p.m.
- 2. Pledge of Allegiance.** The assembly rose to say the pledge of allegiance.
- 3. Approval of the May 11, 2004 Plan Commission minutes.** It was moved by Mr. Kadow and seconded by Ms Smallish to accept the minutes of the May 11, 2004 Plan Commission meeting as presented. All in favor.
- 4. Discussion/ possible action on a request to erect a business sign at 3031 Hwy 33 (08-017-10-005.00) brought by Tammy and Darrell Oreskovic - Arnolds Environmental Services.** It was moved by Chairman Hoffman and seconded by Mr. Rutkowski that the revised sign design as presented to the Plan Commission for this meeting is approved and that Mr. Kison be instructed to issue a permit for the project. All in favor. Mr. Oreskovic was reminded that the sign must be located entirely outside of the highway right-of-way.
- 5. Discussion of proposed addition to house on non-conforming parcel zoned R-2 at 4396 Hwy I (08-010-07.001.00) brought by property owner Steven Sandoval.** Chairman Hoffman questioned whether the set-backs required by R-2 zoning were observed in this proposal. Mr. Kison answered that the set-backs as presented were in accordance with the zoning. Chairman Hoffman asked if the neighbors had been contacted for their impressions of the project. Mr. Sandoval said that he had discussed the project with several neighbors and they did not object to his plan. Mr. Kadow questioned whether there were additional considerations due to the historic nature of the building. Mr. Sandoval replied that there was not an official historical designation on the building. Chairman Hoffman asked how large the parcel is and how what the minimum square footage is for an R-2 parcel in the zoning ordinance. He was answered that the parcel is about 20,000 sq. feet and the minimum parcel size for R-2 is now 40,000 sq feet. Ms. Smallish recalled that the Board of Appeals had made a determination that improvements could be made to the structure a few years ago and that there was concern at that time from neighbors who did not want to see the footprint of the building enlarged. Chairman Hoffman said that at the time the building was considered a non-conforming structure and that the Board of Appeals had consented to waive the percentage of current value limit for improvements in order that the building could be preserved. The Chair said that he takes the Board of Appeals ruling very seriously and did not want to go over their ruling which did not allow additions to the building, only improvements to the existing structure. Mr. Niehaus agreed that he could not easily set aside the Board's decision. Chairman Hoffman said against the current proposal because of the existing Board of Appeals decision. Ms. Smallish reiterated her position that it is difficult to set a precedent to run over a prior Board of Appeals decision. Mr. Niehaus said that he felt a Board of Appeals decision could fade with time but that this was made not that long ago and he was

unwilling to unilaterally go forward. Chairman Hoffman told Mr. Sandaval that the response of the Commission members seemed clear and that it appeared unlikely that they would allow the addition at this time.

- 6. Discussion of request for permission to construct an 80' by 32' storage building on B-1 parcel at 2950 Hwy 33 (08-017-09-003.00) brought by Phil Vincevinius / Pleasant Valley Auto Body.** Mr. Vincevinius said that he would like to construct the storage building in order to shelter and secure the parts and vehicles now stored in the yard of his business. Mr. Niehaus and Mr. Kadow both expressed concerns about the appearance of the yard of business, especially to traffic traveling west on State Hwy 33. Mr. Kadow was concerned that, if permission was given to construct the building, that the increased storage area be used to improve the appearance of the yard. Mr. Kadow suggested that a chain link privacy fence be constructed to hide portions of the yard from passers-by. Mr. Niehaus said that trees and other landscape improvements could serve a similar purpose. A motion was made by Mr. Niehaus and seconded by Ms Smallish to allow Mr. Vincevinius to proceed with construction of the storage building following code including the minimum landscape restrictions set forth therein. All in favor.
- 7. Ozaukee County Planning Committee representative report.** Mr. Rutkowski reported that the Committee met June 1st. The content of the meeting included a demonstration of computer-based tools that monitor and display changes in the Lake Michigan shoreline and information about the floodplain study areas in county including Mole Creek in the Town. Mr. Rutkowski said that changes in the 100 year floodplain maps could affect flood insurance. He reported that changes in the overall timeline of the Committee were made and that a plan to establish ad hoc groups was postponed until the next meeting which should be in August. The Chair thanked Mr. Rutkowski for his report.
- 8. Standing Item to discuss items related to Plan Commission member education.** There was nothing to discuss at this time.
- 9. Any other business as may properly come before the Plan Commission.** Chairman Hoffman announced his resignation affective July 1st included his membership in the Plan Commission. He thanked the members for their continued service and expressed his pleasure in working with all of them.
- 10. Adjourn.** It was moved by Chairman Hoffman and seconded by Mr. Niehaus to adjourn the meeting. All in favor. Meeting adjourned at 7:48 p.m.

Terry Hoffman
Chairman

Respectfully submitted by Debra Walls