



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, July 13, 2004
7:00 p.m.
3762 Lakeland Rd.
Town of Saukville Wisconsin

Present: Chairman Jim Kadow, Bill Niehaus, Kate Smallish, Ginny Pierson, and Kathryn Golsteyn

Absent: Curt Rutkowski

- 1. Call to Order.** Chairman Kadow 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 June 8, 2004 Plan Commission minutes.** It was moved by Mr. Kadow and seconded by Ms Smallish to accept the minutes of the June 8, 2004 Plan Commission meeting as presented. All in favor.
- 4. Preliminary discussion of possible ordinance prescribing driveway culverts on new construction.** Commission members discussed the various provisions of the draft ordinance. Roger Kison was asked to make some changes to the wording of the Town of Cedarburg Ordinance to bring it closer to Saukville's needs and present the new language to members at the next meeting for discussion and possible action.
- 5. Conceptual discussion of possible re-zone/land division at 2819 Hwy W. (08-055-0001.004) 22.288 acres currently zoned A-1 brought by owners Lauren & Ron Bartelt.** Moved by Chairman Kadow and seconded by Mr. Niehaus to table this item as the owners of the parcel were not present. All in favor.
- 6. Ozaukee County Planning Committee representative report.** Mr. Rutkowski was not present. Chairman Kadow said he had been in touch with Mr. Rutkowski by phone and that Mr. Rutkowski had indicated that there was nothing new to report this month.
- 7. Standing Item to discuss items related to Plan Commission member education.** Chairman Kadow passed over this item.
- 8. Any other business as may properly come before the Plan Commission.** Chairman Kadow told members that he had received a citizen request to lower speed limit on St. Augustine Road. Chairman Kadow said that he would be placing this item on the Town Board agenda in July. He said that he thought that correct procedure is to hold a public hearing on this item. Chairman Kadow opened this item for discussion among commission members. Mr. Niehaus said that in general he wants to keep the 55mph speed limit on town roads but in this instance the road is a narrow gravel road that comes up to an intersection with a county highway and for those reasons he would be willing to consider a reduced speed limit on the road. Mr. Niehaus said that the item is not on the agenda. Chairman Kadow said it was on the next Town Board meeting agenda.

Chairman Kadow said it was his understanding that this item needed to go to a public hearing before it went before the Town Board. Chairman Kadow said his concern is that, although a resident on the road had requested the speed reduction, St. Augustine is one of the only gravel roads in the town that is used as a thoroughfare. Mr. Kadow said that a lot of contractors use that road as a shortcut. Mr. Kadow said he would also like to consider moving the stop signs at the intersection of Knollwood and Blue Goose Road so that traffic on Blue Goose Road has to stop. At this time the east-west traffic on Knollwood has the stop signs in an effort to draw attention to the reduced speed limit. Chairman Kadow asked for a referral or motion for a public hearing for next month to indicate our intent. Motion by Mr. Niehaus, second by Ms. Smallish that we refer for public hearing the possible reduction of speed from 55 mph to 35 mph on St. Augustine Road between Co. Hwy Y and Knollwood Road. Chairman Kadow said that the stop sign did not rise to the level of requiring a public hearing. All in favor.

- 9. Standing Item to discuss items related to Plan Commission member education.** Chairman Kadow said he had a question concerning a recent approval that was granted for a storage building on a business property. During the discussions leading up to the approval of the building, concerns were raised by members about the landscape screening that should be required. As part of the approval the minimum landscaping restrictions as laid out in the zoning ordinance were used to describe the screening landscape that was required. Chairman Kadow pointed out that the language requires only six trees per acre. Chairman Kadow questioned whether this was sufficient to protect the neighborhood from unsightly views. Chairman Kadow said that he felt that the ratio (six trees per acre) is too low. Chairman Kadow suggested that the Town Planner be asked to give an opinion on how the language could be changed to better protect the views with fencing or landscaping. Mr. Niehaus said he felt it would be difficult to give an exact recipe in each instance but that he would be in favor of having Mr. Marchek take a look at it. Chairman Kadow said that he had gone through the process of acquiring a Conditional Use Permit in the city of Mequon and that he found they are far more restrictive and directive than the Town is now. Chairman Kadow said he would like to make a motion or ask for approval to ask Mr. Marchek to take a look at this matter as there is some expense involved. Mr. Niehaus made a motion that the town asks Marty Marchek to draft language that would give some guidelines on foliage surrounding businesses in township to make the sites better blend into the agricultural nature of the township. Ms Smallish asked if something could be added to give the Plan Commission some say in the sighting of the foliage on the property. Mr. Niehaus said that language could be added to give the Plan Commission more authority to specify where plantings are placed and what type of foliage is planted. Chairman Kadow seconded the motion. All in favor.

Chairman Kadow said that he would like the berm ordinance to be included in the review of the language of the screening of businesses. He said he thought there was a need to have more definition in the berm ordinance. He asked if that could be added to the previous motion. Mr. Niehaus said that he moves that language to include berms be added to his previous motion. Chairman Kadow seconded the motion as amended. All in favor.

Ms Golsteyn asked about progress on landscaping at the Rolling Meadows subdivision. Ms. Smallish said that Mr. Steinke was asked to consult with Mr. Ware concerning a planting plan at his last appearance at the Plan Commission. Mr. Niehaus said that there was nothing preventing the commission from addressing the issue with Mr. Steinke again. Ms Smallish said she thought certain promises were made by Mr. Steinke concerning the use of native plantings and the like. Mr. Niehaus said the plan commission only needs to follow-up with Mr. Steinke to get him to do what he said he would do.

A citizen said he had a concern about excavation taking place at KK and Hawthorne Road. Mr. Kison said that he had received notification from the county that a pond permit had been granted on that parcel.

10. **Adjourn.** Ms Smallish made a motion to adjourn. Mr. Niehaus seconded. All in favor.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls