



TOWN OF SAUKVILLE
Ozaukee County
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Jim Kadow, Chairman
Walter H. Clarke, Clerk
Kay Danielson, Treasurer

MINUTES OF PUBLIC HEARING
7:00 p.m. - Tuesday, March 8, 2005

Present: Jim Kadow, Kate Smallish, Kate Hoffmann, Ginny Pierson, & Curt Rutkowski
Absent: Bill Niehaus & Kathryn Golsteyn

Call to Order. Chairman Kadow called the Public Hearing to order at 7:04 p.m and read the following:

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Saukville Town Plan Commission at 7:00 p.m. on Tuesday, March 8, 2005 at the Town Hall, 3762 Lakeland Rd. to consider a concurrent re-zone and minor land division of a 5 acre parcel of vacant land from A-1 to A-5. This property (08-018-13-005.00) is located near the south-west corner of the intersection of Highway 33 and Blue Goose Rd. Request brought by property owner Mr. Marvin Hoffmann.

The Chairman noted a class 2 notice had been published and all neighbors within 2500 of the affected parcel were mailed a notice of the hearing as required by town ordinance.

Mr. Hoffmann rose and spoke in favor of the re-zone.

Ron Krahn, 3681 Blue Goose Rd. rose and put forth his objection to the re-zone. Mr. Krahn said that his home and accessory buildings are no more than 60' from the line dividing him from Mr. Hoffmann's proposed 5 acre parcel. Mr. Krahn said he is concerned that whoever put a house on Mr. Hoffmann's parcel may place their building too close to Mr. Krahn's house. Mr. Hoffmann said that there are various potential home sites on the parcel and that he could not be certain where a new home would be built on the parcel in the future.

There were no further comments from the floor.

The Chairman closed the public hearing at 7:17 p.m.

PLAN COMMISSION MINUTES

- 1. Call to Order.** Chairman Kadow called the meeting to order at 7:18 p.m.
- 2. Pledge of Allegiance.** The assembly rose and said the pledge.
- 3. Approval of the February 8, 2005 Plan Commission minutes.** Chairman Kadow made a motion to accept the minutes as presented. Second by Ms. Smallish. All in favor.
- 4. Discussion/action on rezone and minor land division of 25 acre A-1 parcel of vacant land located near the south-west corner of the intersection of Highway 33 and Blue Goose Rd. brought by owner Marvin Hoffmann. (08-018-13-005.00)** Ms. Smallish said that Mr. Hoffmann had presented a legal lot and she had no reason to deny the proposal as it was laid out but she also felt that it was valid to consider the concerns of the neighboring land owner. Mr. Rutkowski said that a 100' strip of Mr. Hoffmann's proposed parcel abutting Mr. Krahn's parcel

could be restricted so no home could be placed closer than 100' to the lot line by a deed restriction. Ms. Pierson said that the present homeowner does have a point. She asked if Mr. Hoffmann would be amenable to having the 100' restriction added to the deed. Mr. Hoffmann indicated that he would be agreeable to the request for a deed restriction. Chairman Kadow said he was pleased that a solution could be reached. The Chair asked Mr. Krahn if he agreed that the deed restriction answered his concerns. Mr. Krahn indicated from that floor that it did. Chairman Kadow moved to send the proposed re-zone and land division to the Town Board with a recommendation to approve and directed Mr. Hoffmann to return with a perk test and a C.S.M. restricting the parcel so that no home site could be placed within 100' of the Krahn lot line. Mr. Rutkowski seconded the motion. All in favor with Ms. Kate Hoffmann abstaining.

5. **Ozaukee County Planning Committee representative report.** Mr. Rutkowski and staff reported that the public participation requirement of the Comprehensive Plan was being addressed in part by information in the Town's February 2005 newsletter and by a link on the Town's website.
6. **Standing Item to discuss items related to Plan Commission member education.** No discussion or action.
7. **Any other business as may properly come before the Plan Commission.** Chairman Kadow congratulated Mr. Niehaus on reaching an agreement with Ozaukee County concerning the future of the County gravel pit. Chairman Kadow said that no further litigation was anticipated and that all parties to the agreement are happy.
8. **Adjourn.** Ms. Smallish moved to adjourn. Ms. Pierson offered a second. All in favor. Meeting adjourned at 7:33 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls