



TOWN OF SAUKVILLE

Ozaukee County

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PUBLIC HEARING

7:00 p.m. - Tuesday, May 10, 2005

3762 Lakeland Rd.

Saukville, Wisconsin

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

Absent: None

Chairman Kadow called the Public Hearing to Order at 7:02 p.m. and read the notice of the hearing into the record. Discussion/possible action on changes to the order of Zoning Ordinance Sections 3.0704 (E) & (F), and additions and changes to portions of Section 6.0101 and a possible addition to Section 3.0701. There were no comments, for or opposed, from the assembly. Chairman Kadow closed the public hearing at 7:04.

PLAN COMMISSION AGENDA

To begin immediately following public hearing

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Approval of the April 12, 2005 Plan Commission minutes.** Mr. Niehaus made a motion to approve the April 12th, 2005 Plan Commission minutes as presented. Seconded by Ms. Pierson. All in favor.
4. **Discussion/possible action on approval of site plan for garage at 2973 Arrowhead Lane brought by Brian Stewart.** Chairman Kadow made a motion to approve the Mr. Stewart's site plan as presented. Seconded by Mr. Niehaus. All in favor.
5. **Discussion/possible action on approval of site plan for 2880 sq. foot pole building at 3449 Knollwood Rd. brought by Carla Dodson.** Ms. Smallish noted that the actual square footage of the proposed building is 3024 sq. ft. The Zoning Ordinance prohibits accessory buildings larger than 2500 sq. ft. in an A-5 district. Ms. Smallish noted that there may be a wetland area on this parcel. Ms. Smallish asked Ms. Dodson show any existing wetland area on her site plan. Ms. Dodson was directed by Chairman Kadow to return to the June Plan Commission with plans for smaller building. Chairman Kadow tabled this item until the next Plan Commission meeting.
6. **Discussion/possible action on rezone and minor land division of a 25 acre A-1 parcel of vacant land located at the intersection of Highway 33 and Blue Goose Rd. brought by owners Marvin and Eileen Hoffmann (08-018-13-005.00).** Mr. Hoffmann presented the findings of his surveyor showing that Mr. Krahn's unrecorded plat of survey showed the lot line that separates his parcel from Mr. Hoffmann's parcel following a fence-line and not the quarter section line as is currently common practice. Mr. Hoffmann noted that his surveyor found the southeast corner of the Krahn property marked with an existing iron pipe. The boundary of the Krahn lot follows an old fence-line whereas the boundary proposed by Mr. Hoffmann follows the ¼ of the quarter section line. This leads to a difference of about 6 feet at the southwest corner of the Krahn parcel. Mr. Hoffmann asked that the boundary laid on the ¼ of the quarter-section line be recognized and that Certified Survey Map he presented dated April 21st be approved without restrictions. Chairman Kadow made a motion to recommend approval of the land division and re-zone without restriction to the Town Board. Seconded by Mr. Niehaus. All in favor. Kate Hoffmann abstained.
7. **Discussion/possible action on proposed agreement to resolve zoning conflict at 1027 E. Hawthorne Rd.** The Chairman tabled this item as the parties were not present.
8. **Discussion/possible action on changes to the order of Zoning Ordinance Sections 3.0704 (E) & (F),**

and additions and changes to portions of Section 6.0101 and a possible addition to Section 3.0701. Mr. Niehaus moved to recommend approval of the additions and changes to the Zoning Ordinance as drafted. Seconded by Ms. Smallish. All in favor.

9. **Discussion of changes to table indicating equivalency and conversion factors for determining how many head of an animal is equal to one animal unit as found in definition of “Animal Unit” in Section 9.0103 Specific Words and Phrases.** Mr. Rutkowski suggested that the discussion be limited to the number of horses allowed. Ms. Hoffmann asked if changing the number of horses allowed on smaller parcel would result in allowing too many horses on larger parcels. Mr. Niehaus suggested three horses be allowed on the initial five acre agricultural parcel and then the number of horses return to the amounts allowed by the current table. Ms. Smallish suggested that the total acreage of a parcel was not as pertinent as the amount of land on the parcel that was suitable for pasture. Chairman Kadow suggested that additional horses be allowed in the A-5 and A-4 districts and that the number of horses allowed on A-1, A-2 and A-3 parcels remain unchanged. Mr. Niehaus said that the increase needs to be logical without incongruities. Chairman Kadow asked Ms. Smallish to work with staff to draft some language changes for review at a later meeting.
10. **Ozaukee County Planning Committee representative report.** Copies of the results of the County survey were passed out.
11. **Standing item to discuss items related to Plan Commission member education**
 - a. **Discussion concerning current ordinance regarding the operation of motocross courses on private land.** Mr. Rutkowski volunteered to assist staff to research this topic for possible further discussion in the future.
12. **Any other business as may properly come before the Plan Commission.**
13. **Adjourn.** Chairman Kadow moved to adjourn, seconded by Mr. Niehaus. All in favor. Meeting adjourned at 8:15 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls