



TOWN OF SAUKVILLE

Ozaukee County

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PLAN COMMISSION MEETING MINUTES

7:00 p.m. - Thursday, July 13, 2006

3762 Lakeland Rd.

Saukville, WI 53080

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

Also Present: Absent: Debra Walls, Zoning Administrator, Ginny Pierson.

1. **Call to Order:** Chairman Kadow called the Plan Commission meeting to order at 7:00 p.m.
2. **Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
3. **Approval of the June 13th, 2006 Plan Commission minutes.** Mr. Rutkowski pointed out that the meeting date was wrong. Ms. Smallish pointed out a typographical error in item 6. Mr. Niehaus made a motion to accept the June 13th minutes as corrected. The motion seconded by Ms. Smallish. All in favor.
4. **Discussion of progress on storage building and landscape improvements at Pleasant Valley Auto Body at 2950 Hwy. 33.** Chairman Kadow asked about the status of the project that was approved at the June 8 2004 Plan Commission meeting. Chairman Kadow read from a copy of the minutes of the June 2004 meeting dealing with the Plan Commission members concern with the appearance of the business and the automobiles in the yard. Chairman Kadow asked about the berm on the property. Mr. Philip Vincevineous said he had a permit from the county for the berm. He said he did not know another permit was required by the Town. Mr. Vincevineous said the electric company needed to put up a pole to serve the property and he was waiting to finish the berm plantings until after the utility was finished. Mr. Vincevineous said the building was just about done although it still needed siding. He said the driveway was finished. He said he had some rearranging to do but that he would be done this summer. He said he also planned to do some fencing before the end of the summer. Chairman Kadow thanked him for coming in.
5. **Site Plan Review of 1200 sq. ft. accessory structure at 4858 St. Finbars brought by property owners Raquel Engelke and Todd Korb.** Chairman Kadow asked Mr. Korb to confirm that the building would not be put to a commercial purpose. Mr. Korb confirmed that it would not be used commercially and was intended for hay storage. Ms. Smallish asked if Mr. Korb could provide 12" eaves on the building. Mr. Korb said that would be no problem. Ms. Smallish said there were neighborhood concerns with the sand blowing off the riding arena and asked whether a landscape buffer could be put in place to keep the sand where it belongs and off of the roads. Mr. Korb said that he was willing to work something out with plantings or some other buffer to keep the sand from blowing. Mr. Niehaus made a motion to approve the site plan and added that he was encouraged that neighbors could work together to solve some of these issues that develop occasionally. Ms Smallish seconded the motion. All in favor.
6. **Site Plan Review of 1440 sq. ft. accessory structure at 3710 Hwy O brought by property owner Steve Tomkiewicz.** Chairman Kadow asked Mr. Tomkiewicz to confirm that the building would not be put to a commercial purpose. Mr. Tomkiewicz said he intend the building to store his kid's toys. Mr. Niehaus moved and Ms. Smallish seconded a motion to approve the site plan review. All in favor.
7. **Site Plan Review of 1400 sq. ft. accessory structure at 4385 Hwy 57 brought by property owner George Espantman.** Chairman Kadow asked Mr. Espantman to confirm that the building would not be put to a commercial purpose. Mr. Espantman said the building would be used as a garage and for storage for the tenants. It replaces a ruined garage that will be removed. Mr. Niehaus moved and Ms Smallish seconded a motion to approve the site plan. All in favor. Mr. Espantman asked about erecting a farm stand to sell apples and other farm products on a

second property he owns. Mr. Espantman gave a handout on apple orchards to the members. Mr. Espantman said he would sell cider at the site. He said it is becoming more difficult to sell wholesale apples. He would like to have a place where he could retail his produce directly to the public. Mr. Espantman said he wanted to get permission before he entered into the planning process. Chairman Kadow asked if there would be employees at the site. Chairman Kadow asked Mr. Espantman to bring a site plan to the next meeting. Mr. Niehaus said he thought it was a good use of the land and a good addition to the community.

- 8. Site Plan Review of 1944 sq. ft. accessory structure at 3331 Hwy 33 brought by property owner Lynda Tanner.** Chairman Kadow asked Ms. Tanner to confirm that the building would not be put to a commercial purpose. Ms. Tanner said she was building the structure for her horses. Chairman Kadow asked Ms. Tanner if she was intending to get a conditional use permit to keep the horses. Ms. Tanner explained that she was grandfathered in as she already had the horses when the ordinance was adopted but that she did intend to apply for a permit in the future to guarantee that the property could be used for horses if she was to sell. Chairman Kadow asked if the building could be set back a bit further from the highway. Mr. Niehaus said the town is doing its best to encourage the State not to widen Highway 33 but Debra (zoning administrator) is just trying to be thoughtful of you by suggesting the building be placed a bit further back from the highway. Mr. Niehaus made a motion to approve the site plan. Seconded by Ms. Smallish. All in favor. Ms. Tanner thanked the members for their quick action.
- 9. Ozaukee County Planning Committee representative report.** Chairman Kadow spoke about the request from the county for the town's issues and opportunities element of the comprehensive plan. Chairman Kadow encouraged all members to participate in preparing their own thoughts about the issues and opportunities facing the town for the 2035 plan. Ms. Smallish asked when the document was due. Mr. Rutkowski said that this is due relatively quickly. Mr. Rutkowski suggested that Andrew Struck be invited to the next meeting to assist with this process. Mr. Rutkowski said there is a lot of data prepared by the County Planning Committee and staff to aid the Town in working out these projections. Mr. Rutkowski said that the draft documents were meant to be a loose template and could be expanded by the Town. Mr. Rutkowski said he thought we had August to work with before the document is due.
- 10. Standing item to discuss items related to Plan Commission member education.** None.
- 11. Any other business as may properly come before the Plan Commission.** Chairman Kadow announced the upcoming JETZCO meeting at the Village and the final workshop for the long range land use map draft. Mr. Rutkowski spoke on the franchise fees on his Time/Warner cable bill. Mr. Niehaus asked about the status of the request from WireData for assessment data. Chairman Kadow said that a letter had been written to the company stating that the data was not available in an electronic format and suggesting that pay for Xerox copies of the documents or send someone to the Town Hall to input the data directly from the assessment records.
- 12. Adjourn.** Chairman Kadow moved and Mr. Niehaus seconded the motion to adjourn the meeting.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls