



TOWN OF SAUKVILLE

Ozaukee County

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PUBLIC HEARING MINUTES 7:00 p.m. - Tuesday, August 8, 2006 3762 Lakeland Rd. Saukville, WI 53080

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

Also Present: Debra Walls, Zoning Administrator

Absent: Ginny Pierson.

Chairman Kadow called the Public Hearing to order at 7:00 p.m. The Chairman read the notice for a request for a Conditional Use Permit to operate an artist studio as a home occupation on an A-5 parcel (08-007-03-006.00) located at 4274 Singing Hill Rd. brought by August Peter. There was no public comment from the assembly. Chairman Kadow read a letter supporting the permit request from the Acting Director of River Edge. Chairman Kadow closed the meeting at 7:05 p.m.

PLAN COMMISSION MEETING MINUTES

- 1. Call to Order.** Chairman Kadow called the Plan Commission meeting to order.
- 2. Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
- 3. Approval of the July 11th, 2006 Plan Commission minutes.** Mr. Niehaus made a motion to accept the July 11th minutes as presented. The motion seconded by Ms. Smallish. All in favor.
- 4. Discussion/possible action on request for conditional use permit to operate an artist studio as a home business on an A-5 property at 4274 Singing Hill Road brought by August Peter.** Mr. Peter explained that he is a fine art restorer and sculptor. Mr. Peter said he would like to have a studio and a small home office on his property. Mr. Peter said he hoped to offer occasional workshops in making art from natural materials to small groups in connection with River Edge. Chairman Kadow read from the general standards for a home occupation as a conditional use in the zoning ordinance. Chairman Kadow said because Mr. Peter was at the end of a shared driveway, traffic visiting the business would be an issue. Mr. Peter suggested using River Edge parking and bringing his students in on foot through the back of the property. Chairman Kadow said that according to the zoning ordinance standards Mr. Peter could not use accessory buildings for his studio. Mr. Hoffmann said that he thought this was a nice use but it just doesn't fit the ordinance the way that it is proposed now. Chairman Kadow asked Mr. Peter to reconsider his plans and adjust them to fit into the standards of the ordinance. Chairman Kadow tabled the request until the September Plan Commission meeting.
- 5. Site Plan Review of 2400 sq. ft. storage building at 3680 Cty. Rd. O zoned A-5 (08-023-02-002.00) brought by property owners Patrick & Yvonne Clemins.** Mr. Rutkowski questioned the overall height of the building. It was established that 28' feet is the maximum building height for the zoning district. Chairman Kadow moved to approve the site plan with the conditions that the building be for residential use only and that it not exceed 28' in overall height. Mr. Hoffman seconded the motion. All in favor.
- 6. Preliminary discussion of request for a riding stable and associated buildings at 4760 St. Finbars Rd. brought by Michael Mandelman prior to application for conditional use permit.** Mr. Mandelman presented his plan to restore the existing farmhouse and barn. Mr. Mandelman said he would like to build an indoor riding arena and operate a public stable on the property. Ms. Golsteyn said she did not believe this use fell within the farm family business definition for an A-2 property. Ms. Smallish agreed. Ms. Smallish said that she doubted that the number of horses on the property could be adequately cared for by a family without employees. Ms. Smallish questioned where

the horse trailers would be parked on the property. Ms. Smallish said the neighbors would not appreciate a trailer parking lot on the site. Mr. Hoffman said the extra traffic generated by the public stable would be detrimental. Ms. Smallish questioned the size of the building, comparing it to 2/3rds of a football field. Ms. Golsteyn said she had concerns about the lighting and the increased level of activity in the area. Mr. Rutkowski said in his opinion this was clearly a commercial use. Chairman Kadow said that taking the question to a public hearing would likely generate even more objection to the project. Mr. Mandelman said he might return with a similar idea but on a smaller scale.

7. **Preliminary discussion of request for retail sales of agricultural products raised on site such as apples, honey and maple syrup and associated building at 4177 Hwy 57 brought by George Espantman.** Mr. Espantman was asked if the operation would be seasonal. Mr. Espantman said he would be selling apples until they were gone. Mr. Hoffman suggested that Mr. Espantman speak to the DOT about access to the state highway. Mr. Niehaus said that since the products sold would be produced in direct correlation with the agricultural activity on Mr. Espantman's property he thought it was an appropriate use and a welcome addition to the town. Mr. Hoffman said he thought it was a great use for the area but he had reservations about the entrance and exit of traffic onto Hwy 57. Chairman Kaadow suggested that if Mr. Espantman wished to go forward his next step is to prepare his building plans and submit them for a site plan review.
4. **Standing item to discuss items related to Plan Commission member education.**
 - a.) **Andrew Struck, Ozaukee County Planner & Ben MacKay of SEWRPC will lead discussion concerning issues and opportunities element of comprehensive planning.** After a brief presentation of population projections and a discussion of the purpose of this element with a general review of the 2010 goals Chairman Kadow asked members to submit their lists of issues and opportunities to staff so a draft could be prepared for adoption at the September Plan Commission meeting.
5. **Any other business as may properly come before the Plan Commission.** None.
6. **Adjourn.** Chairman Kadow moved to adjourn. Second by Mr. Niehaus. Meeting adjourned at 8:50 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls