



TOWN OF SAUKVILLE

Ozaukee County

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PUBLIC HEARING MINUTES 7:00 p.m. - Tuesday, September 12, 2006 3762 Lakeland Rd. Saukville, WI 53080

Present: Jim Kadow, Kate Smallish, Terry Hoffman, Bill Niehaus & Ginny Pierson

Also Present: Debra Walls, Zoning Administrator

Absent: Curt Rutkowski, Kathryn Golsteyn

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 keep equine livestock on a 10 acre A-4 parcel (08-020-09-001.00) located at 3489 Birchwood Rd. brought by property owner Mike Wollmer. Mr. Wollmer spoke briefly on the circumstances of the request. Mr. Wollmer said he would abstain from taking action on this request as he had a personal interest in the issue. Some neighbors expressed concern about manure run-off from the animals flowing on to neighboring property. Mr. & Mrs. Marvin Hoffmann and Ms. Kate Hoffmann said that they had not received letters informing them of the hearing. Chairman Kadow said that a good faith effort had been made by staff to notify all neighbors within one half mile of the property. He said more than 70 letters had been mailed and notice of the hearing had been published in the newspaper as required. The Chairman read the notice for a request for a Conditional Use Permit to keep equine livestock on a 16.8 acre A-4 parcel (08-030-05-001.0) located at 3349 Knollwood Rd. brought by property owner James Kadow. Chairman Kadow noted that he would abstain from taking action on this request as he had a personal interest in the issue. Chairman Kadow spoke briefly on the circumstances of his request. There was no public comment.

Chairman Kadow closed the meeting at 7:08 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 August 8th, 2006 Plan Commission minutes.** Ms. Smallish asked for a correction concerning the size of the proposed riding arena. She asked that the minutes be changed to reflect that she said the building was about the size of 2/3rds of a football field. Mr. Hoffman made a motion to accept the August 8th minutes as corrected. The motion seconded by Mr. Niehaus. All in favor.
- 4. Discussion/possible action on a request for a Conditional Use Permit to keep equine livestock on a 10 acre A-4 parcel (08-020-09-001.00) located at 3489 Birchwood Rd. brought by property owner Mike Wollmer.** Chairman Kadow said 6 head is the maximum number of equine livestock allowed on the parcel. Mr. Wollmer said the property is not in the flood plain and has no designated wetland. At present there are three horses on the property. Responding to the concerns about manure runoff expressed at the public hearing, Mr. Niehaus asked if the manure storage area could be moved beyond the 50' setback limit. Mr. Wollmer said he could relocate the manure storage. Ms. Smallish asked if Mr. Wollmer saw any reasons for drainage problems on the property. Mr. Wollmer said there is a drainage-way that carries water to the low land. Ms. Smallish asked if Mr. Wollmer would consider placing the manure in a cement container. Mr. Hoffman also suggested keeping the manure contained in a leak-proof enclosure until it can be properly disposed of. Mr. Wollmer said that every couple of weeks the manure is used for compost. Mr. Hoffman made a motion to recommend approval of the conditional use permit for six head of equine livestock with the standard conditions and with the addition of a condition requiring that the manure storage be moved to the south side of the barn and preferably be kept in a leak-proof container. Chairman Kadow seconded the motion. All in favor with Mr. Wollmer abstaining.

5. **Discussion/possible action on a request for a Conditional Use Permit to keep equine livestock on a 16.8 acre A-4 parcel (08-030-05-001.0) located at 3349 Knollwood Rd. brought by property owner James Kadow.** Chairman Kadow said that although his acreage would allow a maximum of ten horses he feels his property is best suited to a maximum of six horses. Mr. Hoffman asked how Mr. Kadow would dispose of manure. Chairman Kadow said when he had horses in the past he spread the manure on the fields in the center of his property. Ms. Pierson asked if Chairman Kadow had any horses on his property now. Chairman Kadow said that he has no horses currently. Chairman Kadow said he that the buildings on his property were set up for horses. Ms. Smallish said she was agreeable to the request and saw no problems with limiting the property to six horses. Mr. Hoffman agreed that six is the right number and made a motion to recommend approval of the conditional use permit for a maximum of six head. Ms. Smallish seconded the motion. All in favor with Chairman Kadow abstaining.
6. **Discussion/possible action on a request for a Conditional Use Permit for an artist studio as a home occupation at 4274 Singing Hill Rd. 08-07-03-006.00.** Chairman Kadow noted that this item had been tabled at the August 8th meeting so that Mr. Peter could return with a scaled back plan that would be a better fit to the home office and occupation standards set forth in the Zoning Ordinance. Mr. Peter said that he would restrict the commercial activity to the residence and not use accessory structures on the property for any commercial activity. Mr. Peter agreed to all the conditions in the Zoning Ordinance. He said he would conduct any classes at Riveredge, rather than on his property. Chairman Kadow moved to recommend for approval to the Town Board with the conditions in the Zoning Ordinance. Mr. Niehaus seconded the motion. All in favor.
7. **Discussion/ possible action on a Site Plan Review for a 440 sq. ft. replacement garage at 3280 Hwy 33 brought by Robert & Sandra Dodd.** Chairman Kadow made a motion to approve the plan with the condition that the building not be used for any commercial purpose. Ms. Smallish seconded the motion. All in favor.
8. **Discussion/ possible action on a Site Plan Review of a 720 sq. ft. garage at 1155 Rolling Meadows Ct. brought by Steve & Shawna Krier.** Chairman Kadow made a motion to approve the plan with the condition that the building not be used for any commercial purpose. Mr. Hoffman seconded the motion. All in favor.
9. **Preliminary discussion of rezone/land division brought by property owner Dave Wick, 2782 Hwy I.** Mr. Wick asked the members to consider separating a five acre parcel of land surrounding the original farmstead buildings from the rest of his A-2 parcel so that he could construct a new house on the 45 acres and continue to farm the land. Chairman Kadow advised Mr. Wick that the creation of the five acre parcel would require a concurrent re-zone to A-5 to allow the five acre parcel. Chairman Kadow indicated that although Mr. Wick's property was within the 1 ½ extra-territorial freeze, the parcel is one of four that were released from the freeze by the Village of Saukville August 22, 2006. Chairman Kadow advised Mr. Wick to contact staff to apply for a request for re-zone and land division to be taken up at a later date.
10. **Preliminary discussion of commercial boat storage use at 1027 Hawthorne Rd. brought by Dave Bublitz.** Mr. Bublitz phoned the office to ask that this item be removed from consideration at this time.
11. **Standing item to discuss items related to Plan Commission member education.**
 - a. **Discussion/possible action on adopting the issues and opportunities element of the 2035 Comprehensive Plan.** After collecting notes from each of the members a draft of this document was prepared by staff and for review by members. Mr. Niehaus said that the goals and objectives in the document were worthy goals and that he wished to emphasis that this document is part of the 2035 comprehensive planning process that is required by the State. Members express general agreement with the goals and objectives in the document. Chairman Kadow moved to recommend approval of the Issues and Opportunities element of the 2035 Comprehensive Plan to the Town Board. Seconded by Mr. Hoffman. All in favor.
11. **Any other business as may properly come before the Plan Commission.** Mr. Marvin Hoffmann said that he felt the Plan Commission should have a vice-chair to take over meetings in the absence of the Chair. Ms. Holly Wilger asked a question about keeping horses in the Town and was answered by Mr. Niehaus.
12. **Adjourn.** Mr. Hoffman moved to adjourn. Second by Ms. Pierson. Meeting adjourned at 8:11 p.m.

Jim Kadow

Respectfully submitted by Debra Walls

Chairman