



TOWN OF SAUKVILLE

Ozaukee County

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PUBLIC HEARING MINUTES

7:00 p.m. - Tuesday, February 13th, 2007

3762 Lakeland Rd.

Saukville, WI 53080

Chairman Kadow called the public hearing to order at 7:00 p.m.

Discussion/ possible action on a request to re-zone a vacant 30 acre parcel (08-019-09-002.00) from A-1 to A-4. This parcel is located directly west of 3562 Knollwood Rd. Request brought by Mr. and Mrs. A. W. Hospel. At the direction of the property owner the request for public hearing was withdrawn and that letters had been sent to the neighbors informing them of the change. Chairman Kadow asked if there was anyone present who wished to comment on the request. Chairman Kadow said he had received telephone calls and written correspondence concerning this matter but he would hold these until Mr. Hospel renewed his request. There was no public comment.

Discussion/possible action on a request for a Conditional Use permit to keep Equine livestock on a 6.59 acre A-5 parcel (08-008-05-004.00) located at 2999 W. Hawthorne Dr. brought by property owner Richard Wallner. Chairman Kadow asked if there was anyone present who wished to comment on the request. There was no public comment. Chairman Kadow adjourned the public hearing at 7:04 p.m.

PLAN COMMISSION MEETING MINUTES

Present: Jim Kadow, Bill Niehaus, Terry Hoffman, Todd Korb, Kathryn Golsteyn, & Tom Uttech

Also Present: Debra Walls, Zoning Administrator,

Absent: Ginny Pierson

1. **Call to Order.** Chairman Kadow called the Plan Commission meeting to order at 7:05 p.m..
2. **Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
3. **Approval of the January 9, 2007 Plan Commission minutes.** Mr. Hoffman made a motion to accept the January 9th minutes as presented. The motion seconded by Mr. Niehaus. All in favor. Chairman Kadow welcomed Mr. Tom Uttech to the Plan Commission.
4. **Discussion/ possible action on a request to re-zone a vacant 30 acre parcel (08-019-09-002.00) from A-1 to A-4. This parcel is located directly west of 3562 Knollwood Rd. Request brought by Mr. and Mrs. A. W. Hospel.** Chairman Kadow tabled this item at the request of the property owner.
5. **Discussion/possible action on a request for a Conditional Use permit to keep Equine livestock on a 6.59 acre A-5 parcel (08-008-05-004.00) located at 2999 W. Hawthorne Dr. brought by property owner Richard Wallner.** Mr. Korb moved that request for a conditional use permit to keep a maximum of 4 head of equine livestock be recommended for approval with the usual conditions. Motion seconded by Jim Kadow. All in favor.
6. **Discussion/possible action on a minor land division of a 40 acre A-1 parcel (08-019-07-000.00) located at 3504 Co. Rd. Y into two twenty acre A-1 parcels brought by Marc & Donna Frey.** After reviewing the new preliminary C.S.M. Chairman Kadow made a motion to recommend the land division. Mr. Frey was encouraged to legally establish the 15 wide easement passing through the Shille property that serves as the ingress and egress to the Roeckle property and the new twenty acre parcel created by the proposed land division. Second was made by Bill Niehaus. All in favor.
7. **Discussion of the site plan and building plans for an apple stand to be built by George Espantman at 4177 S.T.H. 57.** As a courtesy Mr. Espantman shared his apple stand building plan and site plan to the members. There

was general approval of his plans. Mr. Espantman was asked to consider shielded lighting to light the building. Mr. Espantman said he understood that the building could only be used as a farm produce stand and could have no other commercial purpose now or in the future. Mr. Niehaus said the apple stand would be an asset to the community and was a proper and good use of the land. Chairman Kadow thanked Mr. Espantman for showing his plans to the members.

8. **Discussion of the site plan and building plans for an accessory structure to be built by Mr. Ed Brzezinski at 3073 S.T.H. 33.** Mr. Brzezinski showed his building plans to the members. Mr. Niehaus said that the purpose of the historical building exemption that had been allowed for the Brzezinski is to keep people from having to tear down old farmstead buildings and allow them to spend money to repair and restore the structures. “To save rather than bulldoze”, said Mr. Niehaus. Mr. Niehaus said that the new building proposed by Mr. Brzezinski has very little vestiges of the old structure. He said it appeared that Mr. Brzezinski planed to clear away the old barn and setup a modern structure. Mr. Hoffman said he agreed that it was basically a new building. Mr. Brzezinski said he would consider using a board and batten siding on the structure rather than metal siding. Chairman Kadow said the proposal was skirting the zoning and that the historic exemption was not intended to allow razing of the old structure to replace it with a 1725 square foot building. Chairman Kadow said he would not allow a building permit to be issued at this time. He recommended the members meet with the building inspector at Mr. Brzezinski’s site in the spring when they could see what remains of the old structure. Mr. Niehaus said that there is a need for more precise standards as to what constitutes a restoration. Chairman Kadow moved to table the item until after the site visit in April or May.
9. **Standing item to discuss items related to Plan Commission member education.** Chairman Kadow explained that at recent JETZCO meetings the Village of Saukville put forward a request for consideration of a boundary agreement between the Village and the Town of Saukville. After reviewing the appropriate process set forth by the State to formulate this type of agreement staff determined that a resolution of the Town Board is necessary to continue to participate in the process. Chairman Kadow said that public participation would be important at every step in the process and no agreement would be final until the Town electorate had a chance to consider it as a referendum.
10. **Any other business as may properly come before the Plan Commission.** Chairman Kadow said there were handouts relating to the Washington County PDR program on the table in the back of the room. He said members should encourage their neighbors in Washington County to support the working lands protections with their vote.
11. **Adjourn.** Chairman Kadow moved to adjourn. Second by Mr. Hoffman. Meeting adjourned at 8:11 p.m.

Jim Kadow, Chairman

Respectfully submitted by Debra Walls