



TOWN OF SAUKVILLE

Ozaukee County

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PUBLIC HEARING MINUTES

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

3762 Lakeland Rd.

Saukville, WI 53080

Public Hearing on a request to re-zone six parcels currently in the A-2 -Exclusive Agricultural District. This request is brought by property owners Michael Eskra, Martha Eskra and Gary Eskra. The parcels under consideration are: 08-001-10-000.00; 08-002-01-003.00; 08-001-05-002.00; 08-002-13-003.00; 08-002-09-000.01; 08-002-03-001.00; for a total of 251.93 acres. The owners are requesting these parcels be rezoned to R-4 -Transitional Urban to Suburban/Rural Residential District. Chairman Kadow called the public hearing to order at 7:00 p.m. and read the notice. He noted that more than 50 letters had been sent out to invite neighboring property owners to the hearing and a class 2 notice had been published as required. Chairman Kadow asked that speaker begin with their name and address for the record before beginning their remarks. Approximately 15 people spoke during the hearing. Some of the participants spoke several times and engaged in dialogue with the Chairman and others in the room. Many of the remarks were questions. Some of these questions were answered and some were answered incompletely.

The density of the parcels directly adjacent to the Village of Fredonia average more than five acres per dwelling unit. One of the concerns was that a higher density should not be considered further away from the Village if the purpose of allowing the new home sites is to allow a gradual reduction in density as you move further from urban area. A related concern was that the parcels under consideration are not directly adjacent to the Village. Other questions and concerns were about specific locations and numbers of home-sites and how the neighborhood amenities and views would be affected by more homes. Village President William Hamm said that the parcels were not directly adjacent to the Village and their 2020 Comprehensive Plan did not include plans to grow into the area south of the Village and west of Hwy 57. President Hamm expressed concern that his Village water could be adversely impacted by too many homes in that area and that he could not guarantee that the Village would approve a subdivision plat without more information. President Hamm advised that more time should be given to any decision about changes to the area. Mr. Niehaus said the town did not want to see highway 57 become a "neon extravaganza". Concerns were expressed about flooding and drainage issues, the maintenance of a buffer area, and the impact of development on an adjacent pond. Several town residents said they did not want to be forced into the Village and would resist an annexation. Many speakers were willing to consider development of the property if that was the only way to stop it from being annexed into the Village but they also expressed doubts that such an annexation was eminent or even inevitable.

After everyone who wished to speak had been given a chance to be heard the Chairman closed the public hearing.

PLAN COMMISSION MEETING MINUTES

Present: Jim Kadow, Bill Niehaus, Terry Hoffman, Todd Korb, Ginny Pierson, & Tom Uttech

Also Present: Debra Walls, Zoning Administrator, Marty Marchek, Town Planner

Absent: Kathryn Golsteyn

1. **Call to Order.** Chairman Kadow called the Plan Commission meeting to order at 8:28 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. Niehaus made a motion to accept the February 13th, 2007 minutes as presented. The motion seconded by Mr. Korb. All in favor.
4. **Preliminary request to re-zone six parcels currently in the A-2 -Exclusive Agricultural District. This request is brought by property owners Michael Eskra, Martha Eskra and Gary Eskra. The owners are requesting**

these parcels be rezoned to R-4-Transitional Urban to Suburban/Rural Residential District. Mr. Hoffman thanked the public for the good comments made during the public hearing. Mr. Hoffman said he felt the general consensus is that something more solid is needed before the proposal could be looked at properly. Mr. Niehaus asked if the Village of Fredonia would adopt a resolution not to annex into the Town if legal considerations would allow a resolution of this kind. Mr. Niehaus expressed his concern that the assurances of Village President Hamm that there are no Village plans to allow an annex of the Eskra property might not be binding beyond the individuals now on the Village Board. Mr. Korb said that he had learn a lot tonight and it was great that President Hamm came to the public hearing to offer assurance that the Village was not interested in annexing the Eskra parcels. Mr. Uttech said that he heard more questions than comments from the public and he agreed with Mr. Hoffman that the proposal was not detailed enough. Mr. Bob Arnold, the agent representing the Eskras gave a brief presentation of what he thought the Eskras might do with the land in the future if the re-zone was granted. Mr. Arnold said he predicted about 35 homes would eventually be built on the land, probably clustered, with considerable open area. Mr. Korb asked why rezone to an A-5 or even an A-4 district was not under consideration. Mr. Arnold replied that the R-4 district would allow the owners to do more with roads and other things. Mr. Uttech said “We are talking about forever here.” and cautioned against making a quick decision with too little information. “We have a lot of time to work on this together” he said. Chairman Kadow said he would like to see the parcels to the east of Hwy 57 remain permanently in agriculture but he is willing to consider a re-zone of the parcels on the west side of the highway if doing so would act as an obstacle to the Village limits extending further in to the Town. Chairman Kadow tabled the Eskra request until such time that conceptual plans for the futher development of the parcels were presented to the Town for review.

5. **Preliminary request to re-zone and divide a 19.18 acre A-4 parcel brought by property owner Daniel Stonek.** This parcel is at 3422 Hwy O. Mr. Stonek requested a re-zone of the entire 19.18 acres to A-5 and the concurrent creation of three lots. The original farmstead to remain on a 9 acre parcel and two five acre home-sites created by division north of the farmstead. Chairman Kadow told Mr. Stonek that his parcel is under the Village of Saukville zoning freeze and so the Town was unable to act on the request without the Village release of the parcel from the freeze area. Mr. Hoffman expressed concern about how much of the property was within the Milwaukee River floodplain and suggested that before new lots were considered it would be wise for Mr. Stonek to have the land soil tested for the suitable placement of sanitary systems. Chairman Kadow directed Mr. Stonek to have the parcel released by the Village as a first step.
6. **Standing item to discuss items related to Plan Commission member education.** Chairman Kadow distributed a flowchart to members The chart showed the steps recommended by the UW-Stevens Point land use education office for the consideration of a zoning permit.
7. **Any other business as may properly come before the Plan Commission.** Bill Hamm, President of the Village of Fredonia, said one of the objectives of their planning process was to meet with neighboring communities to discuss boundary concerns and other matters of interest. Mr. Hamm suggested that a Joint Committee consisting of Town officials and Village officials would be useful. Chairman Kadow agreed. President Hamm will set up a process for the first meeting. Mr. Niehaus left the meeting. Barb Jobs said that the agenda was incomplete as a street address was missing for the Stonek item. Chairman Kadow answered that as no action was contemplated on the Stonek item the missing address had little or no affect on the outcome.
8. **Adjourn.** Chairman Kadow moved to adjourn. Second by Mr. Hoffman. Meeting adjourned at 9:10 p.m.

Jim Kadow, Chairman

Respectfully submitted by Debra Walls