



TOWN OF SAUKVILLE

Ozaukee County

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PUBLIC HEARING MINUTES
7:00 p.m. - Tuesday, October 9th, 2007
Saukville Town Hall
3762 Lakeland Rd.
Saukville, WI 53080

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

Excused: Ginny Pierson, Kathryn Golsteyn

Also Present: Debra Walls, Zoning Administrator

1. Call to Order. At 7:00 p.m. Chairman Kadow called the public hearing to order and asked for comment from the floor on the request for re-zone of a portion of a parcel at 4030 Hwy 0. The Chairman noted the action under consideration could remove 5 acres or more of a 58.8 acre parcel (08-014-05-000.00) from A-2 Exclusive Agriculture and rezone it to P-1 Park and Recreation to allow the operation of a not-for-profit wild life sanctuary with public access. The Chairman further noted that the request is brought by Roger Bogatzke representing the board of directors of Blue Heron Wildlife Sanctuary.

Ms. Barb Jobs, 4474 County Road I, asked whether Mr. Bogatzke had legal standing to make the request as the parcel had recently been the subject of litigation. Chairman Kadow said that the Town had been in contact with the Town Attorney concerning the status of the current board of directors and had no question concerning the ownership of the parcel or concern about Mr. Bogatzke's representation of the current board of directors of the Blue Heron Wildlife Sanctuary.

Chairman Kadow closed the public hearing at 7:08

PLAN COMMISSION MEETING MINUTES

- 1. Call to Order.** Chairman Kadow called the Plan Commission meeting to order at 7:09 p.m.
- 2. Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance.
- 3. Approval of the September 11th, 2007 Plan Commission minutes.** Mr. Hoffman made a motion to accept the minutes as presented. Seconded by Mr. Korb. All in favor.
- 4. Discussion/possible action on request to rezone a portion of a parcel at 4030 Hwy 0 from A-2 Exclusive Agriculture and rezone it to P-1 Park and Recreation to allow the operation of a not-for-profit wild life sanctuary with public access.** Ms. Walls said that she spoke with Brian Biernat at the Village of Saukville about this request as the property lies within their extra-territorial review authority. Mr. Biernat said the Village would not see a conflict with changing the zoning of the entire parcel to P-1 but there would likely be resistance to dividing the large agricultural parcel to rezone only a portion to P-1. Mr. Bogatzke described future plans for a building with an office, public restrooms, a display area with maps of the property that would be accessible to the public, and a space set aside for a wildlife rehabilitation area in the basement. Mr. Bogatzke said that the board of directors of the non-profit Blue Heron Wildlife Sanctuary were willing to allow the entire parcel to be zoned P-1 as long as some of the parcel could continue to be tilled. Motion made by Chairman Kadow that a recommendation is made to

the Town Board that the entire 58.8 acre parcel be removed from A-2 Exclusive Agriculture and placed in P-1 Parks and Recreation. Motion seconded by Mr. Niehaus. Mr. Korb, Mr. Uttech, Mr. Niehaus and Chairman Kadow voted in favor of the motion. Mr. Hoffman voted against the motion. The motion carried. Mr. Hoffman said that he would like to see all of the A-2 parcels owned by the Blue Heron Wildlife Sanctuary changed to the P-1 district.

5. **Discussion of a possible land division/ rezone of a 18.75 acre A-4 parcel at 3860 Hwy I into one 5 acre A-5 parcel and one 13.75 acre A-4 parcel brought by Mr. & Mrs. Ralph Dickmann.** Mr. Rick Dickmann explained his parent's request to the Plan Commission. They ask that a 5 acre parcel be divided off from their A-4 18 $\frac{3}{4}$ acre property. This land division would also require a rezone of the 5 acre parcel to A-5 and leave 13 $\frac{3}{4}$ acres in A-4. Chairman Kadow said it was his view that the rezone and the creation of the 5 acre lot could not be considered as it would not be in harmony with the Town's current land use plan. Mr. Rick Dickmann if he could purchase five acres of his parent's property as it is adjacent to his own parcel enlarging his 20 acre A-1 parcel to 25 acres. Mr. Dickmann was told that this could be done as long as no new parcel was created by moving the lot line between his parcel and his parent's parcel.
6. **Standing item to discuss items related to the Plan Commission member education.** None.
7. **Any other business as may properly come before the Plan Commission.** None.
8. **Adjourn.** Chairman Kadow moved to adjourn. Motion seconded by Mr. Hoffman. All in favor. Meeting adjourned at 7:49 p.m.

Jim Kadow, Chairman

Respectfully submitted by Debra Walls