

**TOWN OF SAUKVILLE
PLAN COMMISSION MINUTES**

May 13, 1997

7:30 p.m.

1. Call to Order

Present: Niehaus, Hoffman, Beverung, Smallish, Ware, Clarke (secretary)

Absent: LaVelle, Heon

2. Pledge of allegiance.

3. Approval of minutes of April 15, 1997 Plan Commission Minutes.

Beverung moved to approve; Niehaus seconded; motion carried.

4. Presentation by David Phillips of D&P Inspections, regarding the role and procedures for building inspectors in towns.

Mr. Phillips described the inspection procedures he provides for the Town of Cedarburg, the Village of Thiensville, and the Town of Grafton. He provides a comprehensive program which covers all types of inspections on a full-time basis and provides the requisite documentation to the municipalities. The municipalities then maintain a "property file" on each property in their jurisdiction which has all construction permits and related documents. He provides charts which track history by types of permits for planning purposes. He has an assistant who is in the office every day in the mornings to answer questions. If a client calls by 9 a.m., he can provide same day inspection. He uses voice mail and a mobile phone to keep in touch and returns calls in the evening if necessary. He stated that all applications for building permits were initiated through the town or village and he provides "handouts" describing the process. The town also collects the fees. Clerk Clarke described a number of problems with commercial projects and a request by the Village of Saukville inspector for reimbursement for inspections for which there are no records. Discussion then ensued concerning how Phillips keeps up to date with technical information and how fees are collected and distributed.

5. Discussion/action regarding a petition for a land division and rezone for a residence and land division by David and Robin Brunquell.

There were no representatives present on this matter.

6. Discussion/action regarding a petition by Bernard and Chelene Golownia to divide and rezone property at 3058 Hwy I, tax key 089027-09-002.00.

Mr. Golownia presented a survey to the commission. His plan to rezone only 5 acres to A-1 is hampered by the fact the remaining property would contain 34.67 acres which is below the minimum for A-2 zoning. Hoffman stated that the matter would have to go the board of zoning appeals. Golownia then proposed to rezone the entire 40.17 acre tract to A-1. Beverung moved to recommend the revised proposal to the town board for public hearing; Smallish seconded; motion carried.

7. Petition by Kyle Peiffer, Ansay & Associates, to divide and rezone the Scherer property, 1990 Hwy 33, tax key 08-027-04-000.00.

There were no representatives present on this matter.

8. Conditional Use Permit Reviews:

a) Ronald & Cynthia Geib

3280 Hwy 33

West Bend, WI 53095

Two family dwelling

Tax key 08-025-04-002.00

Clarke related that he had talked with Cindy Geib and they no longer reside at this address and the permit should be rescinded.

b) Darrel Oreskovic

2985 Hwy 33

Saukville, WI 53080

Operate car dealership & general repair shop

Clarke explained that he had talked with Mrs. Oreskovic and these plans were no longer viable and she agreed to rescind the permit.

9. Discussion/action on reinstatement of zoning moratorium.

After a brief discussion, Niehaus moved to recommend reinstatement of a six month moratorium on rezoning and subdivisions with the exception to allow rezoning A-2 to A-1 for a single lot. Ware seconded; motion carried.

10. Discussion/action on an amendment to Section 4.10 of the Town of Saukville Zoning Ordinance.

Hoffman describe an amendment which would disallow blasting, crushing, and on-site processing in association with the quarrying of solid stone. Sand and gravel mining would still be allowed. He cited the survey results supporting this rule. Beverung moved to recommend approval of this to the town board; Ware seconded; motion carried unanimously.

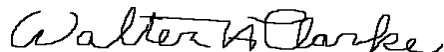
11. Brief public comments

Ron Horn cautioned that the town should have some protection against large scale hog farming. He suggested conditional use permits be required for any farm operations of over 1000 animals. Derler related that the Town of Fredonia has an animal limit; Smallish expressed concern with the number of horses permitted. Clarke stated that he knew of no animal rules in the town. Hoffman stated that he would take the matter under advisement.

A citizen questioned the setback on a new building on the Chaney property on Hwy I. Derler will look into it.

12. Adjournment

Beverung moved to adjourn; Niehaus seconded; motion carried.



Walter H. Clarke, Town Clerk