



TOWN OF SAUKVILLE
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TOWN OF SAUKVILLE
PLAN COMMISSION MINUTES
December 9, 1997
7:30 p.m.

1. **Call to Order**
2. **Pledge of allegiance.**
3. **Approval of minutes of November 11, 1997 Plan Commission Minutes.**
Heon moved to approve; Beverung seconded; motion carried.
4. **Discussion/action: Condition Use Application by Cellular One to transfer ownership of tower to U.S. Cellular.**
Heon and Hoffman spoke in favor of the compromise in a letter from U.S. Cellular, namely, that the town would need to permit any antennas exceeding the design limits of the tower (9 antennas and one dish). No insurance proof or bond is required. Beverung moved to recommend acceptance to the board with the understanding that a permit be drafted which includes all applicable and acceptable conditions from the WGLB/Sprint example; Al Heon seconded; motion carried.
5. **Discussion/action on rezoning/land division request to divide two 5 acre lots and rezone from A-2 to R-1 by James & Lauri Gundrum, Meadowlark Rd. Tax Key 08-002-02-004.00.**
Lauri Gundrum presented the survey, the report from environmental services, and the perk test. Hoffman requested a plan for the further development. Gundrum stated that there are no future plans for land divisions. Hoffman reminded Gundrum that the lot would be subject to the park trust fee. Hoffman moved to recommend the matter to public hearing; Beverung seconded; motion carried.
6. **Discussion/action on Conditional Use Permit enforcement policy.**
Hoffman read the proposed policy. After brief discussion, Heon moved to recommend it to the town board; Paape seconded; motion carried.
7. **Discussion/action on old Conditional Use Permits**
 - a) **Living Hope Lutheran Church, 1991 Hwy 33**
Beverung stated that he saw no problems with this permit or the church's operation and traffic.
 - b) **Midwestern Relay Co. tower at 3420 Hwy W**
Beverung visited the site and confirmed that the tower was constructed according to plan. He recommended no action.
Heon then questioned the Ameritech tower slated for the Marvin Hoffmann property. Hoffman will ask that the Clerk to investigate if it is still valid? (*Clerk has since investigated and found that the permit would only have been valid if a building permit was granted within six months after being permitted on September 17, 1993.*)
8. **Update on quarry inspection committee-Al Heon**
Heon reported that all the inspections have been made. Generally, the quarry operators have not carried out the conditions of their permits or the zoning code. The prime

problem is the lack of restoration. Lack of warning flags, fencing, sloping are other significant problems. According to Heon's research, quarries have been a problem in the town for the last 30 years. He reported that the five most problematic quarries were all located on Lakeland Rd. They are:

- County Asphalt Plant/Quarry - there is no conditional use permit nor any restoration plans. There are improper slopes which are unprotected. The zoning does not permit the asphalt plant. The committee recommends that the property be restored next year and that the asphalt plant be moved in a reasonable time.
- Ciriack Quarry - the permit has expired January 1997; the quarry exceeded the area and depth specified on the permit. No restoration or protection exists. There is also an overlapping scrap metal conditional use permit which is probably improper.
- Payne and Dolan pits: Kramer, Gunther, and Rau pits.

Rau pit: the committee's opinion is that restoration and closing should have been done 10 years ago. Recently, excavation has begun again to transfer material to the Kramer pit. There are numerous violations: exceeding depth; excavating too close to the property line; encroachment on town property; inadequate restoration materials; etc. Heon described a recent serious accident caused by the recent transfer of materials across Lakeland Road while no flag person was on duty..

Kramer pit: an asphalt plant is likely being operated on trucked in gravel, which is against the conditional use permit. Slag and stone chips are being trucked in. The zoning prohibits the operation of the asphalt plant. No attempt has been made to restore the site. Progressive restoration is required. No fences or warning flags are present on slopes. Slopes are too steep.

Gunther pit: should be mined out by 1998; restoration must then begin.

The committee recommends that Payne & Dolan be formally informed of violations with appropriate legal action to follow. Smallish concurred with Heon's assessment of the situation and commended Heon on his leadership on this matter. Hoffman agreed and thanked Heon, Smallish and LaVelle and Ware. The committee has turned over its findings to the town attorney.

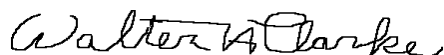
A discussion of the Kimla pits ensued. It requires restoration. Several other pits remain to be reported on. Hoffman asked that all quarries be treated similarly if violations are found. Beverung moved to recommend to the town board that appropriate legal actions be taken to rectify the above problems; Hoffman seconded; motion carried unanimously. Hoffman thanked the members of the quarry committee again for their valuable work.

9. Brief public comments

Heon indicated that photographic proof of the above conditions is available.

10. Adjournment

Hoffman moved to adjourn; Niehaus seconded; motion carried.



Walter H. Clarke, Town Clerk