



TOWN OF SAUKVILLE

Ozaukee County

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PLAN COMMISSION MINUTES

7:00 p.m. - Tuesday, July 12, 2005

3762 Lakeland Rd.

Saukville, Wisconsin

Present: Jim Kadow, Curt Rutkowski, Bill Niehaus, Kathryn Golsteyn Kate Smallish, Ginny Pierson.

Absent: none

Also Present: Terry Hoffman (incoming member).

1. **Call to Order.** Chairman Jim Kadow called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
3. **Approval of the June 14, 2005 Plan Commission minutes.** Chairman Kadow made a motion to accept the June 14, 2005 meeting minutes as presented. Motion seconded by Mr. Niehaus. All in favor.
4. **Site Plan Review for 1200 sq. ft. garage at 3443 Blue Goose Road (A-5) brought by Robert & Patti Charnitz Jr.** Chairman Kadow made a motion to approve the site plan as presented with the understanding that this building shall not be used for any business use. Motion seconded by Mr. Niehaus. All in favor.
5. **Site Plan Review for 576 sq. ft. detached garage at 2927 County Road I (R-2) brought by property owner Dennis Nichols.** Chairman Kadow noted a problem with the setback of the building. As Mr. Nichols was not in attendance, Chairman Kadow said he would pass over this item and ask that Mr. Nichols request that the Site Plan Review be placed on a future agenda.
6. **Preliminary review of commercial building addition for HESSCO, Inc., 2344 Hwy 33.** Dave Schultz and Rollie Pinno presented a plan to build a 7946 sq foot one story structure to join two existing buildings and add a 3000 sq ft second floor to an existing building. Mr. Hoffman asked how many people work at the current site. Mr. Schultz said currently he has approximately 30 employees. He added that this was not a plan to add employees; he proposed constructing the additional space to make more room for the current employees and to add storage. Mr. Schultz said that the existing holding tank would be replaced by a County approved mound system. Mr. Hoffman said that the last time Mr. Schultz had requested and been granted expansion the Town had expressed concern about continued expansion and about run-off. Mr. Hoffman said that he was told at the last request for expansion that the leased containers would no longer be needed if the last expansion was allowed. Mr. Schultz said that the company continued to grow and so he was unable to give up the temporary storage in the leased containers. Chairman Kadow noted that the existing Hessco buildings are 12,000 sq ft. to 13,000 sq ft. Chairman Kadow told Mr. Schultz he was "happy for your prosperity" but he felt Hessco may be growing bigger than the community. Mr. Pinno said that the buildings designed to fit into hillside. He said that the proposed changes would not really be visible from the road. He said that at present Hessco has 7000 sq ft to 8000 sq ft manufacturing space. The rest of the building space is office space, and not much space is left for storage. At present employees must walk outside between buildings where they are exposed to weather. Chairman Kadow said, the expansion doesn't fit with our community image. Mr. Schultz replied, "our business is also part of the community." Mr. Schultz described Hessco as a manufacturing distributor with light assembly. Chairman said he was not going to vote for further expansion of the buildings at the site as a larger manufacturing building does not fit into the community. Mr. Niehaus said he had concerns about where the continued building expansion at the site is leading. Hoffman said he agreed. Mr. Hoffman said, "you have been a good neighbor but this is not something we would want." Mr. Schultz asked for directions from the members as to whether or not he should continue to invest in his proposal. Chairman Kadow

said there could not be a vote at this meeting as the proposal was not an action item on the agenda. Mr. Schultz said Industrial Zoning allows us to be an industry. Mr. Pinno asked if Hessco should close down and move out of the area. Chairman Kadow said I don't think you heard anyone say that. Mr. Schultz asked, doesn't that impact the value of the business if now if he can't improve his land. Mr. Schultz asked who was going to buy the property if they can't do anything with it either. Chairman Kadow said this is only a preliminary discussion. Ms. Smallish said as industrial buildings go Hessco is really attractive, landscaped nicely, and maintains a decent appearance. Ms. Smallish said the parcel was zoned manufacturing years ago but now we have this concept of the area. Ms. Smallish said, my feeling is that it is becoming too large. Ms. Smallish said, in the future if Hessco leaves then we have this and someone else may not take care of it. Ms Pierson asked if there was a compromise. Mr. Schultz said, if you had to say exactly how much of the storage building is key space; he could live without the office space on the second floor. Mr. Schultz said Hessco has to buy materials by the semi load and that has forced the need to have more storage. Mr. Pinno said, the second story would make it the building look bigger than it appears but warehouse connecting the two existing structures is behind the current building and you would hardly know it is there. Chairman Kadow called for an end of discussion and moved to the next agenda item.

7. **Discussion of changes to Zoning Ordinance regarding the number of equine in an Agricultural District developed around the following draft language: Formula to reach animal unit acreage - 'Total acreage of parcel minus home acre, minus acreage not in fenced pasture equals acreage for number of head of equine calculation. Every one acre of fenced pasture yields space for one equine. Further, irregardless of the number of acres in fenced pasture the number of equine allowed on a parcel of five acres shall not exceed three equine. And, irregardless of the number of acres in fenced pasture, the number of equine allowed on a parcel of ten acres shall not exceed six horses.'** Chairman Kadow said Ms. Smallish had researched and prepared less confusing language to increase the number of horses that are allowed on some parcels. Ms. Smallish described her method of basing the number of horses on the number of acres in fenced pasture. Ms. Pierson said the new language was natural, simple and easy to understand and she said she was grateful to Ms. Smallish for her work on the changes. Mr. Niehaus said the language is an improvement and suggested that it be modified to include county requirements for manure storage. The Chairman made a motion to send the proposed changes to Marty Marchek for presentation in final form and then be presented for public hearing. Ms. Pierson seconded the motion. All in favor.
8. **Ozaukee County Planning Committee representative report.** Mr. Rutkowski reported that funding for the program may be repealed by the State Legislature and Governor Doyle will make decision by September concerning the continued funding of the program. Mr. Rutkowski said that the Committee was working on the introduction, and population and household data at this time. Mr. Rutkowski said that the County's current grant is secure.
9. **Standing item to discuss items related to Plan Commission member education.**
10. **Any other business as may properly come before the Plan Commission.** Mr. Niehaus said that the tractor warning sign on Knollwood had been stolen again. Mr. Niehaus said that he is still concerned about the safety of situation. Mr. Niehaus suggested a caution sign could be erected instead of the tractor warning sign that seems so popular with thieves. Mr. Niehaus also said a temporary sign could be supplied to the farmer and the Town could trust him to put it up. Staff will contact the County Highway Department to discuss the suggestions and try to find a solution.
11. **Adjourn.** Chairman Kadow moved and Mr. Niehaus seconded the motion to adjourn the meeting. Meeting was adjourned at 7:25 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls