

**TOWN OF SAUKVILLE
PLAN COMMISSION MEETING
MINUTES
MARCH 8, 2011**

1. Call to Order/Attendance

Chairman Jobs called the meeting to order at 7:00 p.m.

Present: Chairman Barb Jobs, Commissioners Arredondo, Korb, Pierson, Ravn, Smallish and Uttech.

Also present: Clerk Chris Lear, Building Inspector Walt Grotelueschen, Al and Rita Hospel, Ken and Nancy Willert, Sherry Kampa, Kate Redmond, Darryl Habeck, Don and Paul Vetter.

2. Pledge of allegiance

3. Public Notice

Chairman Jobs opened the meeting by reading the following: This meeting has been given public notice in accordance with Sections 19.83 and 19.84 of the Wisconsin Statutes, to apprise the public and news media of the subject matters intended for discussion, consideration and action.

4. Approval of the February 8, 2011 Plan Commission meeting minutes

Motion by Korb, second by Arredondo to approve the minutes of the February 8, 2011 Plan Commission meeting with the following amendment: to remove the S (structure) on the north of the southern most border of the 5 acre parcel. Motion carried unanimously.

5. Discussion of the request for a Preliminary Conceptual Plan Review to discuss division of the property located at 4351 Highway KK, tax key #08-012-04000-00 and tax key #08-012-03-002-00, 82.02 acres, A2 Zoning District, to divide off 5 acres including the house and outbuildings and split the remaining acres, requested by Trustee Donald Vetter of the Verla Vetter Family Trust

Chairman Jobs read the agenda declaration. Don Vetter spoke for the estate. The farm has been in the family for generations. Either he or his brother is living on the property. They want to split as parcel containing the house and original farm buildings. They wish to sell that property for the benefit of the estate. Discussion followed. The Vettters were approved by consensus to return for step two in the land division process. They will return at the April 11, 2011 Plan Commission meeting.

6. Discussion of the request for a Preliminary Conceptual Plan Review to discuss division of 30 acres adjacent to Knollwood Village Subdivision, tax key #08-0190900200, A-1 Zoning District, to divide into 4 or 5 lots of 5 acres or more by extending Tamarack Trail for access and one access off of Knollwood Road requested by owner Aloys and Rita Hospel

Chairman Jobs read the agenda declaration. She expressed concern over the schematic presented showing a subdivision of 5 lots. Al Hospel said that although their desire is to build a subdivision, they are agreeable to making a minor land division of 4 lots as portrayed on a map with lots outlined in red. He said all lots will be less than 10 acres in size. Pierson asked

**TOWN OF SAUKVILLE
PLAN COMMISSION MEETING
MINUTES
MARCH 8, 2011**

who will maintain the extension of Tamarack? Mr. Hospel replied he will pay to build it and the Town will maintain it. Kate Redmond expressed concern about future owner's ability to build in low areas and wondered if the division as proposed, agrees with the philosophies of good farmland preservation. She said she would put her questions and concerns over this proposed land division in a letter and send it to Town officials. Uttech said he would like to find out more about the natural resources protection in the Zoning Code pertaining to woodlands and forests. Commission members then studied Section 4 of the Code. He also expressed concerns about the impact of these divisions on neighbors living nearby. Commissioners discussed hunting on the proposed lots. Ravn stated hunting could take place there with permission of the owner, but not closer than 100 feet from an adjoining property without permission. It was approved by consensus that Mr. Hospel may proceed to step two, in the land division process, returning for consideration at the April 11, 2011 Plan Commission meeting.

7. **Report from the Chairman on the February 2011 meeting of the Ozaukee County Farmland Preservation Plan Citizen Advisory Committee meeting and any other Plan Commission related information**

Chairman Jobs reported that the Advisory Committee elected Lee Schloenvogt as Chairman and Sean Graff will serve as Vice-Chairman. They also adopted by-laws and heard a presentation on the Working Lands Initiative. They discussed LESA scores and learned more about how they are developed. Chairman Jobs stated that prime agricultural land in the Town of Saukville has gone through significant reductions through the years. She has had no one come to her lately, wanting to be in this new program. Only one Ozaukee County property owner has applied for PACE funds.

Chairman Jobs explained the fundamentals of the Zoning Board of Appeals. She discussed "ex-parte" communications and the importance of all elected and appointed officials operating in a legal and ethical manner.

8. **Any other business as may properly come before the Plan Commission**

Commission members decided to meet in April on the second Monday April 11th, because the Town will hold its Annual Meeting on the normal meeting day (the second Tuesday) for the Plan Commission. Chairman Jobs stated it is her intent to recommend reappointment of Commissioners Todd Korb, Ginny Pierson and Gloria Arredondo to new terms. Appointments will be made at the April Town Board meeting.

Sherry Kampa said she has a property listing for 1993 Riverview Trail. The owner would like to sell the property, however, they find the lot to be Non-conforming for building a home there because the front lot dimensions are too narrow. Chairman Jobs explained the process of applying for a building permit and being denied by the Building Inspector as the first step in pursuing a variance.

**TOWN OF SAUKVILLE
PLAN COMMISSION MEETING
MINUTES
MARCH 8, 2011**

9. **Adjournment**

Motion to adjourn by Korb, second by Arredondo. Motion carried unanimously. The Plan Commission meeting adjourned at 9:05 p.m.

Respectfully submitted,
Christopher B. Lear, Clerk