

**TOWN OF SAUKVILLE  
PLAN COMMISSION MEETING  
MINUTES  
APRIL 11, 2011**

**1. Call to Order/Attendance**

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

**Present:** Chairman Jobs, Supervisor Smallish, Commissioners: Ravn, Arredondo, Uttech and Korb.

**Excused:** Ginny Pierson

**Also present:** Al and Rita Hospel, Kate Redmond, Bill Hamm, Chris Ford, Paul Vetter, Building Inspector Walt Grotelueschen and Clerk Chris Lear.

**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 March 8, 2011 Plan Commission meeting minutes**

Tom Ravn asked for it to be noted in the minutes that he was in error regarding his statement about it being legal to hunt on private property within 100 feet of another parcel, with permission of the owner is inaccurate. He should have said 100 yards.

Motion by Ravn, second by Smallish to approve the minutes of the March 8, 2011 Town of Saukville Plan Commission meeting. Motion carried unanimously.

- 5. Discussion/possible action to recommend approval from the Plan Commission to the Town Board of the request for a 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. She pointed out for clarification that this is a split of 5 acres only. The remaining acres are not to be split, but remain in tact. Building Inspector Walt Grotelueschen confirmed the split meets with set-back requirements of the Zoning Code. Commissioners discussed the future code restrictions imposed upon future owners of the 5 acre parcel. The existing building on the remaining larger parcel will be 100 feet from the new 5 acre southern property line.

Motion by Korb, second by Arredondo to recommend to the Town Board approval of the division of property located at 4351 Highway KK, tax key #08-012-04000-00 to divide off 5 acres including the house and outbuilding as presented, requested by Trustee Donald Vetter of the Verla Vetter Family Trust. Motion carried unanimously.

- 6. Discussion/possible action to recommend approval from the Plan Commission to the Town Board of the request for a division of 30 acres adjacent to Knollwood Village Subdivision, tax key #08-0190900200, A1 Zoning District, to divide into 4 lots of 5 acres**

**TOWN OF SAUKVILLE  
PLAN COMMISSION MEETING  
MINUTES  
APRIL 11, 2011**

**or more by extending Tamarack Trail for access to three lots and one access off of Knollwood Road requested by owners Aloys and Rita Hospel**

Chairman Jobs read the agenda declaration. She then read into the record the letter of request from the Hospels dated March 17, 2011. Chairman Jobs stated the extension of the road into the cul de sac will be the responsibility of the developer and that it must be constructed according to Town requirements. The Hospels agreed to comply with Town regulations for extending the cul de sac. Commissioners discussed the total square footage for several of the proposed lots. Al Hospel presented comments about the topography of the area and how the lot dimensions take the characteristics of the land into account. Chairman Jobs referenced a letter from Kate Redmond and Noel Cutright. Kate Smallish composed a written response to the Redmond/Cutright letter. Both letters were read into the record. Smallish concluded that the Zoning Code does not have blurry lines. It is meant to be clear about what is allowed and what is not. Ravn stated that he believes the Town leadership seeks to be as balanced and fair as they can in making decisions regarding proposed development. Al Hospel stated he feels the current administration has been professional and fair. Uttech made the point that there is a cost to the Town in approving land development, whether it is four lots or 10 lots. Uttech noted that added tax base may not be as cost effective as it appears and not all arguments in favor of tax base are well founded. The Commissioners discussed the subject extensively. Chairman Jobs questioned Commissioner Uttech as to what part of code he felt the proposed land division was not compliant. Mr. Uttech had no response.

Motion by Ravn, second by Arredondo to recommend to the Town Board approval of the request for a division of 30 acres adjacent to Knollwood Village Subdivision, tax key #08-0190900200, A1 Zoning District, to divide into 4 lots of 5 acres or more by extending Tamarack Trail for access to three lots and one access off of Knollwood Road requested by owners Aloys and Rita Hospel. Roll call: Arredondo aye, Ravn aye, Jobs aye, Korb aye and Uttech nay. Motion carried 5 ayes and 1 nay.

**7. Discussion/possible action on a Site Plan Review for a Pole Building, replacement for a building destroyed by fire, 1,800 square feet, estimated cost \$53,000, to be located at 1804 W. Center Road, Tax Key # 080141200400, 12.93 acres, Zoning District A-4, owned by Robert and Jennifer Callies**

Chairman Jobs read the agenda declaration. Bill Hamm, representing the Allies' stated the proposed building is exactly the same size as the one constructed just 5 years ago. Chairman Jobs stated the proposal meets all the requirements of our site plan review process.

Motion by Korb, second by Smallish to approve the site plan as proposed. Motion carried unanimously.

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

**TOWN OF SAUKVILLE  
PLAN COMMISSION MEETING  
MINUTES  
APRIL 11, 2011**

Chairman Jobs gave a short report on the March 2011 meeting of the Ozaukee County Farmland Preservation Plan Citizen Advisory Committee meeting. She noted that: the first application for the PACE program in the county was tabled due to the uncertainty of funding for the program, Rick Kania of Southeastern Wisconsin Regional Planning Commission distributed the current zoning map for each municipality to take back to their community and mark up with any changes not noted on the map, a draft copy of the Ozaukee County Farmland Preservation Plan was distributed and a strengths and Weaknesses Analysis of Ozaukee County was conducted.

**9. Any other business as may properly come before the Plan Commission – None.**

**10. Adjournment**

Motion by Korb, seconded by Smallish, to adjourn the meeting at 8:50 p.m. Motion carried unanimously.

Respectfully submitted,

Christopher B. Lear, Clerk