

Plan Commission

Aug 23, 2023

In attendance:

Brian, Dennis, Tom W, Keith, Matt, Kevin, Jeremy, Luke

Roger Kison in attendance

Motion Fuller/Kevin to second approve minutes from July meeting.

John Kolhbach rep was not present so the board moved to item 5.

Skipped to item 5- updating UDC guidelines

Roger Kison spoke: \$100,000 cap on the required permit/inspection, so if people are spending less than \$100,000 they are not required to get an inspection. No other township has this requirement in Ozaukee County. Permits are not expensive to obtain (\$125-\$200). All contractors are required to be state licensed in order to obtain a permit. In your own residence, you are allowed to do the work yourself (without be licensed).

Agricultural inspections are done by the state

Brian asked about the minimums that other Townships are doing:

RK: Other municipalities have no limit- all building requires a permit- village of Belgium requires everything to have a permit: decks, pools, sheds, basements, remodels, garages, etc.

Matt suggested finding a middle ground, making sure that substantial projects are getting inspected, but not getting too into the weeds and overdoing it with too many permits

Also if they're going to monetize, what is to be considered? Labor? Materials only? Contracted costs versus self labor?

Dennis mentioned the structural changes that are done in homes- making sure permits are required for those- no minimum (people can get away with changing a load bearing wall without spending \$100,000 and that should not be allowed)

CP: we can't capture everyone, but additions, remodels, accessory structures may need a dollar threshold- keep it as simple as possible.

The PC agrees that this is something we should move forward on, eventually.

4. Kolbach Property: Debbie is representing John today. He wants to sell his land except for the land immediately surrounding his house and the 10-acres. Van Sluys has already been contacted and has drawn up a survey.

Dennis motions to approve the division and rezone. Winker seconded. Motion carried unanimously.

Public hearing required- will schedule for October meeting

6. Running water requirements:

should anything equipped for habitation have running water and sanitation?

County doesn't have requirements and recommends that the Town should have requirements in place

Plan commission recommends that if someone is residing in a building they should have running water and sanitation.

Luke asked about campers/tents: Ordinance says not allowed

Adjourn 6:55