



TOWN OF SAUKVILLE
Ozaukee County
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Terry Hoffman, Chairman
Walter H. Clarke, Clerk
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PLAN COMMISSION MINUTES
7:00 p.m. - Tuesday, September 14th, 2004
3762 Lakeland Rd.
Saukville, Wisconsin

Present: Chairman Kadow, Mr. Niehaus, Ms. Pierson, Ms. Smallish, Mr. Rutkowski, Ms. Hoffmann.

Absent: Ms. Golsteyn

- 1. Call to Order.** Chairman Kadow called the meeting to order at 7:00 p.m.
- 2. Pledge of Allegiance.** The assembly rose and said the pledge.
- 3. Approval of the August 10th, 2004 Plan Commission minutes.** Chairman Kadow moved and Ms. Smallish seconded that the August 10th Plan Commission minutes be accepted as presented. All in favor.
- 4. Discussion / possible action of possible re-zone/land division at 2819 Hwy W. (08-055-0001.004) 22.288 acres currently zoned A-1 brought by owners Lauren & Ron Bartelt.**
The CSM submitted for the proposed land division showed road frontage for the proposed lots to be less than the minimum 300 feet for a legal lot. Chairman Kadow read portions of an opinion from the town attorney regarding what latitude the Plan Commission members have to consider a land division or variance in this matter. The opinion concluded that "Because the Board can not lawfully grant the land division creating this parcel, you do not get to the issue of granting a variance to the landowner.
- 5. Conceptual discussion of possible land division and re-zone of a portion of 08-016-13-002.00 from A-2 to A-5 brought by land owner Anthony Lorge.** Mr. Lorge explained his proposal to the members. Mr. Lorge told members that he is compelled by family circumstances to sell off a portion of his farm. Ms. Smallish asked if Mr. Lorge had considered dividing his parcel into two 35 + acre lots as he could make that land division without Town approval. Mr. Lorge said he wished to continue farming the land that his father had farmed and had no desire to sell more than a minimum lot size parcel. Ms. Smallish said that creating a five acre parcel off the original parcel would not leave enough acreage for Mr. Lorge to divide the remaining land again. Mr. Niehaus suggested that Mr. Lorge divide the parcel into two 35 acre lots and then retain rights to rent back most of the land for agriculture when he sells the land. Mr. Lorge thanked Mr. Niehaus for his suggestion and said that he would look in to it. Mr. Niehaus said he supports maintaining A-2 parcels and as a consequence he would be against a zoning change from A-2 to A-5. Mr. Niehaus said he would keep an open mind but that consistency could be a problem in the future when another owner of A-2 land came to the members with a similar plan and their reasons for selling off a parcel were not as compelling as Mr. Lorge's. Ms. Hoffmann said, as a working farmer she would like to see the Plan Commission members support the need of Mr. Lorge to sell off a small piece of his holdings in order to continue farming the remaining land. Ms. Hoffmann said that keeping land in A-2 zoning does not guarantee that the land remains a working farm if other needs of the farmer are not considered. Ms. Smallish said that in the past the Plan Commission has considered allowing a small parcel to be separated from a large A-2 parcel if the zoning of the major parcel is not changed. But, she said, she would not want to

see five acre parcels continue to come off the same larger parcel. Ms. Pierson said that she would be fairly comfortable with maintaining the A-2 zoning on the majority of the parcel and removing just the five acres. Mr. Rutkowski said he saw this as a slippery slope, but that he would keep an open mind if the proposal came before the Plan Commission for action. The Chairman instructed Mr. Lorge to have a Certified Survey Map of his proposed land division made and make application with staff for a re-zone and land division prior to the October Plan Commission meeting to be included on the agenda. At that meeting his proposal would be re-heard and possible action could be taken by members.

6. **Ozaukee County Planning Committee representative report.** No report.
7. **Standing Item to discuss items related to Plan Commission member education.** No report.
8. **Any other business as may properly come before the Plan Commission.**
9. **Adjourn.** Motion by Ms. Smallish, second by Mr. Niehaus to adjourn. All in favor. Meeting adjourned at 7:53 p.m.