



**TOWN OF SAUKVILLE**  
**Ozaukee County**  
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Terry Hoffman, Chairman  
Walter H. Clarke, Clerk  
Kay Danielson, Treasurer

**PLAN COMMISSION MINUTES**  
**7:00 p.m. - Tuesday, October 12<sup>th</sup>, 2004**  
**3762 Lakeland Rd.**  
**Saukville, Wisconsin**

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

- 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 September 14<sup>th</sup>, 2004 Plan Commission minutes.** Mr. Niehaus made and Ms. Pierson seconded a motion that the September 14<sup>th</sup>, 2004 Plan Commission minutes be accepted as presented. All in favor.
- 4. Conceptual discussion of possible land division / rezone of a portion of 101 acre parcel (08-006-05-002.00) on the west side of Hickory Road north of the intersection with Highview Lane from A-2 to A-5 brought by land owner Larry Fahney.** Mr. Fahney, the property owner and his tenant, Mr. Scott Hemble addressed members. Mr. Fahney said that they had determined which portion of the existing agricultural land could be separated out with the least disturbance to the agricultural purpose of the remaining land. Mr. Fahney said that the five acre parcel he would like to put up for sale is the worst part of the existing property for agricultural use. Mr. Fahney showed that the land is classified as highly erodeable by the county soil survey. Mr. Fahney said that he was planning on retiring and that he wanted to keep the farm intact and sell one five acre portion of worst agricultural land to supplement his retirement. Chairman Kadow said generally he is not in favor of rezoning A-2 parcels to A-5. Chairman Kadow said that there are no other A-5 parcels in the area, even in the adjoining township. Chairman Kadow suggested that Mr. Fahney divide off a 35 acre parcel which is allowed under A-2 and would preserve the A-2 zoning. Mr. Fahney said that dividing off 35 acres would destroy more farmland by creating two parcels that would be too small to farm. Mr. Niehaus said that he did not want to establish a precedent that would make it difficult to justify turning down the next person making a similar request. Mr. Niehaus suggested that Mr. Fahney consider selling a 35 acre parcel with conditions of sale that would allow his tenant, Mr. Hemble to continue to till the land. Mr. Fahney questioned why land that is not suitable to agriculture was classified as A-2 in the first place. Ms. Hoffmann said she was mindful of preserving working farmland that is in the town now and she questioned whether encouraging farmers to sell off 35 acre parcels of that land would lead to the loss of working farms. Ms. Hoffmann said that the town needed to find other alternatives for the sale of non-productive agricultural land than selling 35 acres off for one resident. Mr. Hoffmann said that growth was inevitable and that people are looking for land to build on. She agreed with Mr. Fahney that 35 acres was not large enough to farm.
- 5. Ozaukee County Planning Committee representative report.** No report.
- 6. Standing Item to discuss items related to Plan Commission member education.** Nothing to discuss.
- 7. Any other business as may properly come before the Plan Commission.**
- 8. Adjourn.** Ms Smallish made and Ms. Pierson seconded a motion to adjourn. All in favor.  
Meeting adjourned at 7:35 p.m.