



**TOWN OF SAUKVILLE**  
**Ozaukee County**  
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Jim Kadow, Chairman  
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**PLAN COMMISSION MINUTES**  
**7:00 p.m. - Tuesday, November 9, 2004**  
**3762 Lakeland Rd.**  
**Saukville, Wisconsin**

Present: Jim Kadow, Bill Niehaus, Kate Hoffmann, Kate Smallish, Kathryn Golsteyn, Curt Rutkowski.,  
Absent: Ginny Pierson

- 1. Call to Order.** Chairman Kadow called the meeting to order at 7:00 p.m.
- 2. Pledge of Allegiance.** The assembly rose to say the pledge of allegiance.
- 3. Approval of the October 12<sup>th</sup>, 2004 Plan Commission minutes.** It was moved by Chairman Kadow and seconded by Ms Smallish to accept the minutes of the October 12, 2004 Plan Commission meeting as presented. All in favor.
- 4. Discussion of possible revisions to Section 3.0209 R-4 Transitional Urban to Suburban/Rural Residential District.** Chairman Kadow explained that the proposed changes were developed with the assistance of community planner Marty Marchek as a possible way to protect town parcels from annexation and that the proposed changes would not effect existing zoning on any property. Mr. Niehaus described the historical conditions that had lead to the present situation in which townships have no power to stop annexation. Mr. Niehaus pointed out that the change to zoning would have no effect unless a landowner believes that they have no other alternative than annexation. In that case, this change in the description of R-4 zoning would allow the town some latitude in offering an alternative other than annexation and if used, create buffer zone between open land and village residential developments. Ms. Smallish said that this change would lead to benefits for people looking for an alternative to wall-to-wall houses as in the village. Mr. Niehaus said the change could lead to lower tax rates in the township. Ms. Smallish said she saw the change as a boon to neighbors who are looking for softer transitions between agricultural land and residential space. Mr. Niehaus said property owners could find there would be real cost advantages to offering lots with septic and well rather than hooking to municipal water and sewer lines. Ms Hoffmann asked if there was any reason item #4 didn't reference all the other zoning districts in the town. After further discussion a consensus was reached that all of the language in item #4 could be removed without changing the intent of the draft. Chairman Kadow read the draft of the revisions with item #4 struck. Chairman Kadow polled the commission asking if anyone had any objections to the wording of the revised draft. There were no objections. Chairman Kadow directed staff to publish public notice and that the matter should be taken up at a public hearing to be held prior to the December 14<sup>th</sup> Plan Commission meeting and included as a discussion/action item on the December 14<sup>th</sup> Plan Commission agenda.
- 5. Ozaukee County Planning Committee representative report.** Chairman Kadow said that he and Mr. Rutkowski were working with the county and SEWRPC to determine what, if anything needs to be done to meet the public participation portion of the planning process that is due in December.

6. **Standing Item to discuss items related to Plan Commission member education.** Chairman Kadow said that he would like to ask a representative from the Town of Grafton open space group to attend a future plan commission meeting. Chairman Kadow suggested that a speaker from the Ozaukee/Washington County Land Trust should also be invited to a future meeting to educate and inform the members on methods to preserve open spaces. Chairman Kadow asked for suggestions from members for additional subjects and speakers.
7. **Any other business as may properly come before the Plan Commission.**
8. **Adjourn.** Ms Smallish made a motion to adjourn. Mr. Niehaus seconded. All in favor. Meeting adjourned at 7:55 p.m.

**Jim Kadow**  
**Chairman**

**Respectfully submitted by Debra Walls**