



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

**PUBLIC HEARING**  
**7:00 p.m. on Tuesday, December 14, 2004**  
**Saukville Town Hall**

**Call to Order:** Chairman Kadow called the Public Hearing to order and read the following notice to the assembly:

**Discussion/possible action on proposed revisions to Section 3.0209 of the Zoning Ordinance regarding expanding the definition of Subsection A (District Intent) of the R-4 Transitional Urban to Suburban/Rural Residential District allowing residential development in the town that would otherwise occur if the lands were annexed to the adjacent communities of the Villages of Fredonia, Newburg, and Saukville.**

There were no comments from the assembled public on this matter. Chairman Kadow adjourned the Public Hearing at 7:03 p.m.

**PLAN COMMISSION MINUTES**  
**Tuesday, December 14, 2004**

Present: Jim Kadow, Bill Niehaus, Kate Hoffmann, Kate Smallish, Kathryn Golsteyn, Curt Rutkowski., Ginny Pierson  
Absent: None

- 1. Call to Order.** Chairman Kadow called the meeting to order at 7:04 p.m.
- 2. Pledge of Allegiance.** The assembly rose to say the pledge of allegiance.
- 3. Discussion/possible action on proposed revisions to Section 3.0209 of the Zoning Ordinance regarding expanding the definition of Subsection A (District Intent) of the R-4 Transitional Urban to Suburban/Rural Residential District allowing residential development in the town that would otherwise occur if the lands were annexed to adjacent communities of the Villages of Fredonia, Newburg, and Saukville.** Mr. Niehaus made a motion to recommend to the Town Board the revisions to Section 3.0209 of the Zoning Ordinance as presented. Seconded by Ms. Smallish. All in favor.
- 4. Approval of the November 9<sup>th</sup>, 2004 Plan Commission minutes.** It was moved by Mr. Niehaus and seconded by Chairman Kadow to accept the minutes of the November 9, 2004 Plan Commission meeting as presented. All in favor.
- 5. Any other business as may properly come before the Plan Commission.** Hearing no objection Chairman Kadow chose to take up this agenda item out of order. Mr. Mel Hepburn made a preliminary presentation of a possible land division his 120 acre parcel located at St. Finbar's and Hawthorne Roads into three 40-acre parcels. Mr. Hepburn said that it was his intent at this time to sell a 40 acre parcel with existing buildings and retain the remaining two 40-acre parcels. The parcel is zoned A-1. 40 acre parcels are larger than the minimum parcel size allowed under A-1 zoning. Ms. Pierson asked if the conservancy on the property would be affected by the land division. Mr. Hepburn said that what he was proposing does not violate the terms of the land conservancy. Chairman Kadow thanked Mr. Hepburn for his presentation and

requested that he return to the January Plan Commission meeting with Certified Survey Maps that show the proposed land division. Chairman Kadow asked the assembly if there was any other business to consider under this agenda item. There was none.

6. **Standing Item to discuss items related to Plan Commission member education.** Chairman Kadow related the definition of a land division from applicable pages in the Land Division Book. Chairman Kadow cited further pages of information related to approval procedures for minor land divisions.
7. **Ozaukee County Planning Committee representative report.** Chairman Kadow said that he and Mr. Rutkowski had a meeting with the Andrew Struck, Ozaukee County Planner and a Ben McKay, a representative from SEWRPC to determine how the Town will need to proceed to meet all the elements and State requirements for a 2030 long range plan by 2008.
8. **Adjourn.** Mr. Rutkowski made a motion to adjourn. Mr. Niehaus seconded. All in favor. Meeting adjourned at 7:30 p.m.

**Jim Kadow**  
**Chairman**

**Respectfully submitted by Debra Walls**