



TOWN OF SAUKVILLE
Ozaukee County
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Jim Kadow, Chairman
Walter H. Clarke, Clerk
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PLAN COMMISSION MINUTES
7:00 p.m. - Tuesday, April 12, 2005

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

1. **Call to Order.** Chairman Kadow called the meeting to order at 7:03 p.m.
2. **Pledge of Allegiance.** The assembly rose and said the pledge.
3. **Approval of the March 8, 2005 Plan Commission minutes.** Mr. Niehaus made a motion to accept the minutes as presented. Second by Ms. Smallish. All in favor.
4. **Discussion of possible rezone and minor land division of 19 acre A-4 parcel located at 3422 Hwy. O brought by owner Daniel Stonek (08-024-10-001.00).** Mr. Stonek presented his plan to re-zone his A-4 parcel to A-5 and divide his 19 acre parcel into one 9 acre parcel and two 5 acre parcels. Ms. Smallish, Ms Pierson and Ms Hoffmann had no objection to the preliminary request as the parcel is currently surrounded by R-3 parcels. Chairman Kadow said that tonight's discussion is only advisory and suggested that if Mr. Stonek wanted to pursue the matter formally he should talk with staff about the next step in the process. Chairman Kadow told Mr. Stonek to bring a Certified Survey Map showing the actual boundaries of the proposed parcels and reminded Mr. Stonek that the new parcels would each need a minimum of 250' of road frontage.
5. **Discussion of a proposed land division for purposes of an exchange of land between to neighboring land owners brought by Matt Falkner, 2141 W. Center Rd. (08-022-05-001.00) and neighboring property owner Bob Roden (08-022-08-000.00).** Mr. Falkner and Mr. Roden addressed the members requesting a land division that would change the boundaries but not the acreage of their neighboring parcels. Chairman Kadow suggested Mr. Falkner and Mr. Roden have a Certified Survey Map prepared to show the proposed boundaries. Chairman Kadow said that the existing house would need to remain on a minimum of 20 acres and that the divided land should be immediately combined into the larger parcel so that a non-conforming parcel is not created.
6. **Discussion of neighbor's rights to driveway easement brought by Mike Schwengel of 2755 Shady Lane Rd. (08-017-01-001.00).** Ms. Schwengel represented her husband who was unable to attend. Ms. Schwengel asked for clarification of the issue related to access to the driveway easement. Chairman Kadow said that by Town Ordinance no more than three lots can be served by the easement. Ms. Schwengel said they were told that only two of the lots could use the easement and for that reason the Schwengel's driveway came off of Shady Lane Road. Chairman Kadow said that the Town did not restrict the access to two driveways but four driveways would not be allowed.
7. **Discussion/possible action on changes to the order of Zoning Ordinance Sections 3.0704 (E) & (F), and additions and changes to portions of Section 6.0101 and a possible addition to Section 3.0701.** Chairman Kadow detailed the changes and additions as proposed. Chairman

Kadow moved that the proposed changes to Section 3.0704(E) & (F) and additions and changes to portions of Section 6.0101 be sent on to Public Hearing to be held prior to the May 10th Plan Commission meeting. Seconded by Mr. Niehaus. All in favor. Chairman Kadow moved that the addition of paragraph (J) to Section 3.0701 be moved to Public Hearing prior to the May 10th Plan Commission meeting. Seconded by Mr. Niehaus. All in favor.

- 8. Ozaukee County Planning Committee representative report.** Mr. Rutkowski said that he was unable to attend the last meeting of the committee but that he felt the Town was on schedule working with the County to develop the 2035 Comprehensive Plan.
- 9. Standing item to discuss items related to Plan Commission member education.** Chairman Kadow said that he would like the members to consider whether the number of animal units allowed on a five acre parcel accurately reflects their current thinking on the matter. Chairman Kadow said he was inclined to think that one horse on a five acre parcel was a bit low. Chairman Kadow directed staff to include an item covering a discussion of animal units on next month's Plan Commission agenda.
- 10. Any other business as may properly come before the Plan Commission.** As the matter of a site plan review of a garage brought by Bryan Stewart was inadvertently left off the agenda Chairman Kadow asked that Mr. Stewart appear before the May 10th meeting when the item could be properly noticed.
- 11. Adjourn.** Chairman Kadow moved to adjourn. Mr. Niehaus offered a second. All in favor. Meeting adjourned at 7:30 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls