



TOWN OF SAUKVILLE

Ozaukee County

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Saukville, Wisconsin 53080

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PLAN COMMISSION MEETING MINUTES

7:00 p.m. - Tuesday, January 9th, 2007

3762 Lakeland Rd.

Saukville, WI 53080

Present: Jim Kadow, Bill Niehaus, Terry Hoffman, Todd Korb, Kathryn Golsteyn, & Ginny Pierson

Also Present: Debra Walls, Zoning Administrator,

Absent:

1. **Call to Order.** Chairman Kadow called the Plan Commission meeting to order.
2. **Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
3. **Approval of the December 12th, 2006 Plan Commission minutes.** Mr. Hoffman made a motion to accept the December 12th minutes as presented. The motion seconded by Mr. Niehaus. All in favor.
4. **Preliminary discussion of possible concurrent re-zone to A-5 for a 5 acre land division of a 40 acre A-1 parcel (08-019-07-000.00) brought by Mr. & Mrs. Fredric Schille and their daughter and son-in-law Mr. & Mrs Marc Frey. Parcel is at 3504 Cty. Rd. Y.** Mr. Frey described his family's plan to divide off a 5 acre parcel from the family's land to erect a home. Chairman Kadow said that he would prefer that any division that took place would create larger lots. He suggested that the 40 acre parcel be divided into two 20 acre parcels. Mr. Frey said that currently only a very small fraction of the parcel can be farmed as most of the property is wetland and heavily wooded. Chairman Kadow suggested that Mr. Frey speak with staff about amending his request.
5. **Preliminary discussion of possible concurrent re-zone and land division of a 29.88 acre parcel (08-019-09-002.00) brought by Al and Rita Hospel. The parcel is directly to the east and adjacent to 3352 Knollwood Rd. The request is for one 5 acre parcel and one 24.88 acre parcel.** Mr. Hospel presented his plan to extend Tamarack Trail into his A-1 parcel to provide access for a 24.88 acre parcel and showed the approximate dimension of a 5 acre lot that would be accessed from Knollwood Rd. Chairman Kadow said that the plan as presented would likely be denied as it was inconsistent with the Town 2035 Land Use Plan. Chairman Kadow expressed his opinion that Mr. Hospel could perhaps get a more favorable reception to a plan that included two homesites if he set aside 90% of the property as open space that would never be divided further. Mr. Hoffman asked if the minutes for the 1992 meeting were available. The minutes were available but not in the packets provided to the members. Mr. Hospel said he disputed his assessed valuation as residential if the Town would not allow him to build homes on his parcel. Chairman Kadow said that there was nothing that precluded Mr. Hospel from building one home on the parcel right now. Mr. Hospel said that the Town was denying him access to his parcel. Chairman Kadow pointed out that access was available from Knollwood Road and that the extension of Tamarack Trail was not necessary to put a home on the parcel. Mr. Hospel asked if a private road was okay. Chairman Kadow said that Mr. Hospel was free to use his existing property to lay out a driveway that connected to Tamarack but asserted again that the Town would not put in an extension of Tamarack as a Town road. Mr. Hospel asked if the Town would consider a rezone to one A-5 parcel and one A-1 parcel. Chairman Kadow suggested that Mr. Hospel meet again with the Zoning Administrator and see if there was an alternative plan that would be consistent with the Town Land Use Plan and not include the extension of a Town road.
6. **Preliminary discussion of the possible rezone of a 39.47 acre parcel (08-001-10-000.00) & a 170.89 acre parcel (08-002-01-003.00) & a 41.57 acre parcel (08-001-05-002.00) for a total of 251.93 acres. All parcels are currently A-2 . The owners are requesting all parcels be rezoned to R-4. Request brought by property owners Micheal Eskra, Martha Eskra & Gary Eskra.** Mr. Arnold introduced himself as an agent of the Eskras and presented a letter from them to that effect. Mr. Arnold gave a brief presentation on the Eskra's request. Mr.

Hoffman said it was a “smart plan”. A question was asked concerning the possibility of smaller parcels being included in a larger parcel’s annexation. Chairman Kadow answered that it was his understanding that an annexation petition involving a larger and smaller parcels could be decided by acreage with the larger parcel dragging the smaller landowners into a Village. Ms. Pierson said she is “all for staying in the Town” and that if the parcel became part of the Village of Fredonia the Town would lose the ability to control what was built on it. “It wouldn’t be as nice as we would want to make it” she said. Chairman Kadow told Mr. Arnold that if the Eskra’s wished to continue their request to re-zone they should talk to the Zoning Administrator and pay the required fees so a public hearing could be scheduled.

8. Standing item to discuss items related to Plan Commission member education.

9. Any other business as may properly come before the Plan Commission. Walt Grotelueschen, a Town building inspector, delivered a brief report summarizing building activity in the Town. A discussion followed concerning the Ozaukee County requirement for an inside plumbing inspection when a septic system is replaced. Mr. Hoffman suggested that the requirement may not be mandated and ask staff to pursue the question with the County. Mr. Grotelueschen reviewed the recommendations from his office for slightly higher rates for some inspection services and permits.

10. Adjourn. Chairman Kadow moved to adjourn. Second by Mr. Niehaus. Meeting adjourned at 7:53 p.m.

Jim Kadow, Chairman

Respectfully submitted by Debra Walls