

**TOWN OF SAUKVILLE
PLAN COMMISSION MINUTES
TUESDAY, October 14, 2003
7:30 P.M.**

Present were: Town Board Chairman Terry Hoffman; Kate Smallish; Curt Rutkowski; and Jim Kadow.

1. **Call to Order.** Mr. Hoffman called the regular meeting of the Plan Commission to order at 7:30 p.m.
2. **Pledge of Allegiance.** The assembly rose and recited the Pledge.
3. **Approval of the September 9, 2003 Plan Commission Minutes.** Mr. Hoffman moved to approve the minutes as submitted. Second by Ms. Smallish. Motion carried.
4. **Discussion/action of possible land division of a 55 acre parcel and re-zone of 15.08 acre portion of the property at 1346 E. Hawthorne 08-001-09-002.00 brought by property owners, Amy & Stan Lubner.** Chairman Hoffman noted that the agenda contained a typo that misstated the size of the lot that would be created by the land division under consideration. The correct size of the lot is 15.08. After review of the materials presented by Stan Lubner, Mr. Kadow said that the land division as presented was not consistent with the current land zoning plan. Mr. Kadow said that it was his opinion that the property is zoned correctly as it is now. Ms. Smallish said that 15 acres would not be enough land to be zoned A-1. Mr. Hoffman asked Mr. Lubner if the lot size could be increased to at minimum of 20 acres. Mr. Lubner said that he was willing to consider changing the proposed lot size of the land division. Mr. Hoffman asked the commission members to indicate their thoughts concerning whether or not the land division was acceptable based on the land use plan. Mr. Rutkowski said that at this point he agreed with Mr. Kadow that the proposal would not maintain the integrity of the area. Ms. Smallish said that she was a little conflicted as this is property that was part of his father's farm and was given as part of a homestead to build on. Ms. Smallish said she could understand Mr. Lubner's wish but she would prefer that the property remain all A-2. Mr. Hoffman said that similar requests have come before the commission before and that the commission has turned them down. Mr. Hoffman said that the lot needed to be 20 acres to stay in A-1. Mr. Hoffman said that the land division the way that is now drawn, creates a flag lot prohibited by code. Mr. Hoffman said that the current proposal has a number of obstacles to overcome and that Mr. Lubner should speak with the Town building inspector, Roger Kison, and then return to the Plan Commission with a different plan. Mr. Hoffman made a motion to deny the proposal to update the land use map to allow the proposal brought by Mr. & Mrs. Lubner. Mr. Rutkowski was the second. Motion carried.
5. **Initial appearance on proposed land division and possible re-zone dividing a 15.91 acre parcel zoned A-4 at 3600 Blue Goose Rd. tax key #08-017-11-002.00 owned by Jay & Rebecca Fisher.** Mr. Hoffman questioned whether the dimensions of the driveway easement would leave the Lot #2 under five acres. Mr. Hoffman said he needed this matter clarified before going further. Ms. Smallish asked Ms. Fisher if her intent was to divide the Lot #1 in the future. Ms. Fisher said that low lying land and wetland conditions present on Lot #1 would not allow for further land division. Mr. Hoffman asked how the parcel is zoned now. He was answered that the 15.91 acre parcel is now A-4 and the land

division would create one 11 acre lot that would remain A-4 and one 5 acre parcel that would fall under A-5 zoning. Mr. Hoffman asked that the proposed land division and possible re-zone be placed on the November Plan Commission agenda for further discussion and possible action.

- 6. Discussion/action on a business sign at 3031 Hwy 33 brought by Tammy and Darrell Oreskovic.**
Delayed until November Plan Commission meeting at request of petitioner.
- 7. Discussion concerning buffer areas of Rolling Meadows Subdivision** Delayed until November Plan Commission meeting as Mr. Phil Steinke gave notice that he would not be able to attend this meeting.
- 8. Any other business as may properly come before the Plan Commission.**
- 9. Adjourn.** Mr. Hoffman made a motion to adjourn. Second by Ms. Smallish. Motion carried. Meeting adjourned at 8:00 p.m.

Terry Hoffman
Chairman

Respectfully submitted by Debra Walls