



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

PLAN COMMISSION MINUTES
7:00 p.m. - Tuesday, February 8, 2005
3762 Lakeland Rd.
Saukville, Wisconsin

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

1. **Call to Order.** Chairman Kadow called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance.** The assembly rose and said the pledge.
3. **Approval of the January 11, 2005 Plan Commission minutes.** Chairman Kadow made a motion to accept the minutes as presented. Second by Mr. Niehaus. All in favor.
4. **Preliminary discussion on rezone and minor land division of 25 acre A-1 parcel of vacant land located near the south-west corner of the intersection of Highway 33 and Blue Goose Rd. brought by owner Marvin Hoffmann. (08-018-13-005.00)** Mr. Hoffmann made an informal presentation of the proposal to the members. Mr. Hoffmann said he would like to divide off 5 acres and leave the remaining property A-1. Chairman Kadow said he felt that the proposed A-5 parcel would be consistent neighboring parcels. Ms. Smallish said she did not see a conflict as there are a number of existing A-5 parcels in the area. Mr. Hoffmann was directed by Chairman Kadow to prepare a Certified Survey Map showing the land division for presentation at a future meeting. Mr. Hoffmann was further directed by the Chair to make application for a simultaneous re-zone and land division with staff as the next step in the process.
5. **Preliminary discussion on minor land division of a 101.79 acre A-2 parcel at laying directly to the north of 3332 Highview Lane brought by owner Larry Fahney in order to convey an unknown number of acres to an unknown owner of adjoining parcel.** Mr. Fahney told members that he would like to divide approximately 15 acres of his A-2 parcel (08-006-05-002.00) to convey it to Mr. Scott Hembel, the owner of the parcel (08-006-01-001.00) adjacent to and laying immediately to the west of Mr. Fahney's property. The Chair asked Mr. Fahney to prepare a Certified Survey Map showing the land division and make application with staff to appear at a future Plan Commission meeting.
6. **Discussion/possible action on Public Participation Plan for Development of 2035 Comprehensive Plan.** Mr. Niehaus moved that the Public Participation plan be adopted. Ms. Smallish seconded the motion. All in favor.
7. **Discussion / possible action on proposed changes Section 1.0308 Minor Land Division by Certified Survey Map and the Definition of Minor Land Division as Referenced in Section 1.1502 Specific Words And Phrases of the Town of Saukville Land Division Ordinance.** Chairman Kadow made a motion to hold a public hearing on the changes and to recommend

approval of the proposed changes to the Town Board. Motion seconded by Mr. Niehaus. All in favor.

Ozaukee County Planning Committee representative report including discussion of five local questions to be submitted for County Comprehensive Planning Survey. The Chair told members that the Town could suggest five questions specific to Town issues to be included in the county-wide telephone survey that will be conducted to augment county comprehensive planning. A discussion followed where various questions were suggested and amended. After discussion staff was directed to send the following five questions to the county:

1. From the year 1980 to the year 2000, the Town of Saukville population increased by 9.8%, from 1,583 residents to 1,755 residents. At this rate of growth the population of the Town in 2020 will be approximately 1,930 residents. At what rate would you like to see future growth occur?

- a. a faster rate of growth
- b. maintain the current rate of growth
- c. a slower rate of growth
- d. no growth
- e. not sure

2. In planning for the future, please indicate how important or unimportant you believe the following initiatives will be to protect or improve the quality of the natural environment in the Town of Saukville.

- a. Spending more to maintain existing parks and open spaces
- b. Stricter water quality regulations
- c. Stricter flood control / storm water regulations
- d. Stricter non-metallic mining regulations on gravel pits and stone quarries
- e. Spending more to create new parks and open spaces
- f. Preserving existing woodlands
- g. Preserving wetlands
- h. Preserving river corridors
- i. Preserving farmland
- j. Preserving and replacing trees and shrubs that are disturbed or lost through development

3. Some communities are using “conservation subdivisions” as a means to allow some development while protecting green space. Conservation subdivisions typically have compact lots and common space, where the natural features of the land are maintained to the extent possible. Do you favor conservation subdivision in Town of Saukville?

- a. Strongly favor
- b. Favor
- c. Neutral / no opinion
- d. Oppose
- e. Strongly oppose
- f. Need more information

4. Given a situation where a farm in the Town of Saukville is sold, which one of the following best describes how you think the land should be used after the sale?
- a. The land should be allowed to be subdivided for development purposes
 - b. The land should be allowed to be subdivided, but only as a conservation subdivision.
 - c. The land should be kept agricultural
 - d. The land should be used however the owner desires.
 - e. No opinion
5. Would you support a dedicated Town of Saukville fund to leverage other funding sources to purchase natural acres in the Town of Saukville?
- a. Strongly favor
 - b. Favor
 - c. Neutral / No opinion
 - d. Oppose
 - e. Strongly oppose
 - f. Need more information

8. Standing Item to discuss items related to Plan Commission member education. No discussion or action.

9. Any other business as may properly come before the Plan Commission.
There was nothing from the floor.

10. Adjourn.

Chairman Kadow moved to adjourn. Mr. Niehaus seconded. All in favor. Meeting adjourned at 7:40 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls