



TOWN OF SAUKVILLE

Ozaukee County

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PLAN COMMISSION MINUTES

7:00 p.m. - Tuesday, August 9, 2005

3762 Lakeland Rd.

Saukville, Wisconsin

Present: Jim Kadow, Curt Rutkowski, Bill Niehaus, Kate Smallish, Ginny Pierson, Terry Hoffman.

Absent: Kathryn Golsteyn

Also Present: Attorney Jason Dierkes, representing the Town, Debra Walls, Zoning Administrator.

1. **Call to Order.** Chairman Jim Kadow called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance.** The assembly rose and recited the pledge of allegiance
3. **Approval of the July 12, 2005 Plan Commission minutes.** Mr. Niehaus made a motion to accept the July 12, 2005 meeting minutes as presented. Motion seconded by Ms. Smallish. All in favor.
5. **Preliminary discussion of possible re-zone and land division at 3420 Hwy W brought by property owner Paul Brunquell.** Mr. Brunquell presented his request to divide off a portion of his property surrounding his residence from the remaining portion of the property where Century Acres is located. Mr. Brunquell was advised that for purposes of long-range planning the Village of Saukville has temporarily frozen the zoning in the area of his property. Chairman Kadow told Mr. Brunquell that he could divide his property into two 35 acre minimum lots without rezoning.
6. **Site Plan Review for 576 sq. ft. detached garage at 2927 County Road I (R-2) brought by property owner Dennis Nichols.** Chairman Kadow made a motion made to approve site plan as presented. Motion seconded by Ms. Pierson. All in favor.
7. **Preliminary discussion on concurrent land division/re-zone of an A-2 parcel at 1027 Hawthorne Dr. to A-5 with the possible creation of three 6.67 acre lots brought by property owner Nathan & Katrina Kohn.** Attorneys Jean Ansay and Bob Tess made a presentation of the proposal for the property owner. Ms. Ansay said that the Kohns acknowledge that their current use of the building does constitute an illegal business for the zoning district. Ms. Ansay showed members a list of all the properties the Kohn's had contacted in an effort to relocate their business without success. Mr. Tess said that an appraiser hired by the Kohns has recommended retaining the building and divided the property into three five to seven acre lots as the most financially advantageous solution for his client to sell the property and minimize his losses. Mr. Tess asked members to re-zone the 20 acre parcel to A-5 to allow for these lots. Chairman Kadow said that it is the use of the building that is illegal, not the building or the parcel. Mr. Dierkes said that the property and building are marketable just the way they are. Chairman Kadow said, "I am disappointed that we no closer today then we were in March to removing the business activity from the property." Chairman Kadow asked Mr. Tess if the Kohns were still committed to discontinue their business activities by September 30th. Mr. Tess said that his clients could not commit to a deadline date at this time. Chairman Kadow said the preliminary concept had been discussed and he was moving on to the next item on the agenda.
8. **Discussion/ action on changes to Zoning Ordinance regarding the number of equine in an Agricultural District .** Chairman Kadow tabled this item until the October Plan Commission meeting.

9. **Request to install utilities in front of Town properties along State Hwy 33 right-of-way brought by Redmond Co.** Mr. Mark Lake & Mr. Roy Wilhelm explained the reason for running utilities in front of Town properties and answered questions about utility construction in the right-of-way.
10. **Ozaukee County Planning Committee representative report.** Nothing to report.
11. **Standing item to discuss items related to Plan Commission member education.** None
12. **Any other business as may properly come before the Plan Commission.** None
13. **Adjourn.** Chairman Kadow moved and Mr. Niehaus seconded the motion to adjourn the meeting. Meeting was adjourned at 8:02 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls