



TOWN OF SAUKVILLE

Ozaukee County

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PLAN COMMISSION MINUTES

7:00 p.m. - Tuesday, September 13, 2005

3762 Lakeland Rd.

Saukville, Wisconsin

Present: Jim Kadow, Bill Niehaus, Kate Smallish, Ginny Pierson, Terry Hoffman, Kathryn Golsteyn.

Absent: Curt Rutkowski

Also Present: 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 August 9, 2005 Plan Commission minutes.** Mr. Hoffman made a motion to accept the August 9, 2005 meeting minutes as presented. Motion seconded by Mr. Niehaus. All in favor.
5. **Preliminary discussion of request to re-zone from A-2 to A-1 a 20 acre parcel with an existing accessory building >2500 square feet at 1027 Hawthorne Road (08-001-16-002.00) brought by property owners Nathan and Katrina Kohn.** Mr. Kohn and his attorney, Mr. Tess asked for an extension to operate the business until November 30. Chairman Kadow said that this item was not included on the agenda and so could not be discussed or acted upon at this meeting. Chairman Kadow asked about the status of the illegal holding tank on the property. Mr. Kohn said that he was told by Ed Pfister at the County that he (Mr. Kohn) did not need to complete the mound portion of the system until the end of 2006 with a possible extension of completion beyond that date. Chairman Kadow reminded Mr. Kohn that the holding tank is not legal as it was installed as part of new construction and, as such, not allowed under the Town Zoning Ordinance. Chairman Kadow directed staff to hold a public hearing prior to the October Plan Commission meeting on the request for rezone to A-1.
6. **Preliminary discussion of request to re-zone from A-1 to A-5 of 0.57 ac. sliver of land added to an existing parcel through a purchase from an adjacent land owner at 1162 Rolling Meadows Ct. (08-057-0009.000) brought by property owner Frank Pritzlaff.** Mr. Hoffman asked how access is gained to the parcel directly north of Mr. Pritzlaff's parcel. Chairman Kadow directed staff to hold a public hearing prior to the October Plan Commission meeting on the request for rezone to A-5.
7. **Preliminary discussion of request a re-zone from A-2 to A-5 and a land division to create a 5 acre lot at 2782 Hwy I (08-034-07-000.00) brought by property owners Dave & Mary Beth Wick.** Dave & Mary Beth Wick said that they intended to separate off and sell a five-acre parcel that includes the existing residence and farm buildings and build a new residence on the remaining property. Mary Beth Wick said they intend to continue to farm the remaining parcel. Mr. Niehaus explained that a land division of five acres would require a rezone that portion of the parcel to A-5. Mr. Niehaus explained that the parcel lies within the limits of the extra-territorial zoning freeze put in place by the Village of Saukville. Chairman Kadow said it was his understanding that it may be possible to take up the matter of lifting the freeze on some parcels during future Joint Extraterritorial Zoning Committee meetings held between representatives of the Village and the Town. Chairman Kadow said a timeline for consideration of the Wick request for re-zone would be somewhere between two months and two or three years.
8. **Site Plan review for 240 sq ft replacement of shed at 3360 Woodview Lane brought by property owners David & Tricia Hallam.** This item was withdrawn from consideration by Tricia Hallam before the meeting.

6. **Ozaukee County Planning Committee representative report.** Nothing to report.
7. **Standing item to discuss items related to Plan Commission member education.** None
8. **Any other business as may properly come before the Plan Commission.** None
9. **Adjourn.** Chairman Kadow moved and Mr. Niehaus seconded the motion to adjourn the meeting. Meeting was adjourned at 8:35 p.m.

Jim Kadow
Chairman

Respectfully submitted by Debra Walls