

**TOWN OF SAUKVILLE  
PLAN COMMISSION MINUTES  
August 11, 2009**

**Call to Order/Attendance**

The meeting was called to order at 7:00 p.m.

**Present:** Chairman Jobs, Todd Korb, Tom Ravn, Kathryn Golsteyn, Ginny Pierson, Kate Smallish and Tom Uttech.

**Also present:** Bonnie Schaefer, Marvin Hoffmann, Mark Jaeger and Kay Danielson.

**2. Pledge of Allegiance.**

**3. Public Notice**

This meeting has been given public notice in accordance with Sections 19.83 and 19.84 of the Wisconsin Statutes, to apprise the public and news media of the subject matters intended for discussion, consideration and action.

**4. Approval of the July 14, 2009 Plan Commission minutes**

Motion made by Ms. Pierson, second by Mr. Korb to approve the minutes of the July 14, 2009 Plan Commission meeting. Plan Commission members asked that a tape of this meeting be saved. Motion approved unanimously.

**5. Discussion/Review of the Comprehensive Plan for the Town of Saukville 2035**

Chairman Jobs stated that after an extensive review of the 2035 Comprehensive Plan (CP) she and Clerk, Chris Lear met for two hours with Andrew Struck, Ozaukee County Director of Parks and Planning about the CP. Mr. Ravn distributed a handout proposing the elimination of a 500 foot buffer around environmentally sensitive areas. He said he was concerned the buffer will result in woodlands being reduced by property owners, in order for them to have the opportunity to develop their property. Commissioners discussed the enforceability of the buffer with permissive language like "discourage." The possibility of subjectivity in enforcement was discussed. Further definition or elimination of the "discourage" language was discussed. The relationship of the Zoning Code to the CP was discussed.

Motion by Mr. Ravn, second by Ms. Smallish to recommend to the Town Board to amend the CP, removing the policy: "Discourage urban land uses within 500 foot buffer area...." And amend Map VIII-8 and delete Map VIII 7-b. Roll Call: Ravn aye; Pierson aye; Smallish aye; Uttech nay; Jobs aye; Golsteyn nay; and Korb nay. 4 vote aye and 3 vote nay. Motion carried.

Motion by Ms. Smallish, second by Mr. Ravn to amend the CP to:

1. Remove Countryside Estate Residential from the 2035 map and replace it with Rural Neighborhood Residential. (Chapter VIII Land Use Element) Figure VIII-2 and amend the Map VIII-8.

2. Place the first five land use plan categories (A-1, A-2, A-3, A-4, A-5, Town of Saukville zoning districts) into the land use category Non-urban: Agricultural. Change the verbiage to read: The farmland protection category allows for all agricultural uses and requires a minimum parcel size of 5 acres and greater or a LESA score of 6.4 or greater. The plan encourages continuation of agricultural activity in this area, including dairy farming, row crops, and niche agriculture such as orchards and organic farming. A land division which creates a one house per 5 to 20 acre density must conform with the A-5 or A-4 Town of Saukville Zoning Ordinance requirements.

3. Delete non-defined and subjective term: Spot Zoning

4. Remove references to Closed Subdivision from the 2035 map.

There was extensive discussion by the Plan Commission on the motion. Reference to neighboring municipality Comprehensive Plans and perceived differences were made. The minimum lot size requirements and how that impacts development was discussed. Chairman Jobs stated there is opportunity for further discussion on the motion at the public hearing which will be held to discuss the amendment.

Roll Call: Smallish aye; Korb nay; Golsteyn nay; Ravn aye; Pierson aye; Uttech nay; and Jobs aye. 4 vote aye and 3 vote nay. Motion carried.

Motion by Mr. Ravn, second by Mr. Uttech to review the maps in Chapter VIII of the CP to make certain they are consistent with current uses in the Town of Saukville. Roll Call: Pierson aye; Golsteyn aye; Ravn aye; Smallish aye; Jobs aye; Korb aye; and Uttech aye. 7 vote aye and 0 vote nay. Motion passed unanimously.

**6. Standing item to discuss items related to Plan Commission member education.**  
None

**7. Any other business as may properly come before the Plan Commission.**

**8. Adjourn.**

Motion made by Ms. Smallish, second by Ms. Pierson to adjourn. Motion passed unanimously. The meeting adjourned at 9:28 p.m.

**Christopher B. Lear, Town Clerk**