

Town OKs subdivision expansion

Written by Mark Jaeger
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A pair of land divisions got a split decision from the Saukville Town Board last week.

The board endorsed a 30-acre land division that will allow developers Al and Rita Hospel to add four additional lots to the Knollwood Village subdivision.

The Hospels created the original 75-acre, 15-lot subdivision in 1979. Their plan was to eventually expand the development onto 30 adjacent acres.

However, that plan was stymied for years because of the town's minimum requirement of lot sizes of 35 acres.

That obstacle was cleared earlier this year when the zoning code was amended to allow five-acre lots.

The Hospels seized the opportunity to propose the subdivision expansion, but initially asked that five new lots be created on the added parcel.

That plan was challenged by Town Chairman Barb Jobs, who warned that as soon as a development reaches the five-lot threshold, the requirements of the town's subdivision ordinance kicks in.

That resistance was acknowledged by the Hospels, who redrew their addition plan to include just four new lots.

Each new lot will be at least five acres. They will be created by extending Tamarack Trail for access to three lots, with the fourth lot accessed from Knollwood Road.

The land division was recommended by the Plan Commission and unanimously approved by the Town Board.

Town officials had no opposition to another land division proposed by the Verla Vetter Family Trust, but put off action on the plan until a certified survey map is submitted.

The family wants to create a five-acre parcel from the 62 acres the trust owns at 4351 Hwy. KK.

The plan is to sell the existing farmhouse and outbuildings with the smaller detached parcel.