

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
JULY, 6 2010 at 6:00 PM
APPROVED/OFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 6:00 PM by Chairman Langmesser. Present: Langmesser, Ranke, Schmidt, Gerard, Derse, Szeklinski, Draskovich, Attorney Dubis and Residents.
2. Chairman Langmesser led the Pledge of Allegiance.
3. Schmidt motioned to approve the June 7, 2010 meeting minutes as written, seconded by Hardy. Motion carried.
4. Correspondence- None
5. Pier Permit - Constantineau, Outlot 1, River Grove Sub., Lot North of 4831 Riverside Rd.- Scott Limberg, 4831 Riverside Rd., expressed concern that the 42' lot had 40' of piers/lifts on it. Applicant stated that the lot was 62'. Applicant stated that the lot was owned by himself, the Shaw's and the Buschs. Commission asked if the pier was already in. Applicant stated that a lot of it was but he was told to stop work by the Clerk's office until he received Town approval. Langmesser asked if Limberg was able to get in and out from his pier. Limberg replied that he was but it was extremely close. Limberg stated that through the years the pier has moved closer to him by at least 6 or 7 feet. Gerard motioned to take down the pier and comply with the Town's ordinance relating to the angle and footage, seconded by Hardy. Applicant stated that he was confused on what the Commission was asking for. Gerard stated he would stay after the meeting and explain the ordinance to the applicant. Limberg stated that he was concerned about the amount of structure on the property. Schmitt asked how many boats were on the piers. The applicant replied that there was a maximum of 3. Motion carried.
6. Town Level Variance- 5638 E. Peninsula Dr.-Jessica Lepkowski, applicant, stated that she was requesting a variance to construct a 1,217 sq. ft. single family residence when the ordinance requires 1500. Lepkowski stated that part of the basement was to be "finished" with ingress and egress windows which would make the square footage 1860. Langmesser asked if anybody in the audience was in opposition to the variance. Donna Derse, 5621 E. Peninsula, stated she was concerned about setting precedence with the other empty lots in the subdivision and is also concerned about their property value. Juel Liebke, 5625 W. Peninsula, stated they wanted to see larger homes in the community and that they had to follow the ordinances when they built. Bob Liebke, 5625 W. Peninsula, stated his home was only 1400 sq. ft. and was confused on why they basement would not be included if it was finished. Ted Derse recused himself. Schmidt motioned to approve, Draskovich seconded and stated that due to changing times with the economy the variance was justifiable. Draskovich also stated he knows the trade of building homes and feels the materials for the home are good quality. Gerard stated that he agreed with Draskovich that the home is nicely designed, but doesn't agree with going against the subdivision covenants. Applicant stated she never received a copy of any covenants and that the realtor told her the minimum square footage was 1,000 sq. ft. Applicant stated she never would have purchased the property had she known of the 1500 sq. ft. minimum. Langmesser corrected Gerard and stated that it was not a subdivision covenants, that it is a Town ordinance. Langmesser called for a vote: 2 in favor, 4 opposed (Hardy, Gerard, Ranke and Langmesser). Motion denied.
7. CSM-WI land Conservation Foundation/First Bank Financial Centre, 7813 Big Bend Rd., and 7801 Big Bend Rd., N. Lake Drive- Applicant not present. Dubis recommended to table to August meeting or deny based on lack of appearance. Gerard motioned to defer to July Town Board, seconded by Derse. Motion carried.
8. Presentation From Chad Sampson- Farmland preservation plan update- Chad Sampson gave presentation- Item to be placed on August Planning Commission for farmland preservation plan decision and for appointment for advisory committee.
9. Shore land Contract Report- Biermann, 6661 Hillstone Ct. Gerard and Derse just received the shoreland and stated they had a problem with the 20' of backfill. Hardy motioned to have Derse & Gerard look into and give them authority if an engineering study needed to be done, seconded by Schmidt. Motion carried.
10. Announcements/Discussion-

Derse motioned to adjourn the meeting at 7:14 PM, seconded by Draskovich. Motion carried.

Respectfully Submitted,
Heather Stratton, Deputy Clerk