

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
DECEMBER 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: Schmidt, Ranke, Draskovich, Gerard, Derse, Hardy, Attorney Dubis and Residents.
2. Chairman Langmesser led the Pledge of Allegiance.
3. Ranke motioned to approve the November 1, 2010 meeting minutes as written, seconded by Hardy. Motion carried.
4. Correspondence- None
5. CSM- Himebauch, Property located north of Hill Valley Rd. & west of Deer Rd.- Attorney Peter Ludwig represented the Himebauch's. Ludwig indicated that the Himebauch's would be splitting Ag land and would leave approximately 28 acres left to be farmed. Dubis did indicate that this would be creating a substandard Ag 1 parcel (28 acres.) Draskovich indicated that he spoke to the Town Clerk (not present at tonight's meeting) on December 6 who reported speaking to both Krystal Freimark as well as Julie Anderson, Racine Co. Planning, and noted that Racine Co. does not seem to be a concern over this 28 acre parcel or of the division of this land. Freimark had referenced a new farm preservation law but the clerk did not receive anything in writing. Draskovich went on to read a letter from Sue Muentner, 35206 Hill Valley Rd., who had several concerns over this project. One of her questions was if hunting would be allowed. Atty. Ludwig indicated that hunting is currently allowed. Muentner also had a question regarding losing tax revenue and Langmesser noted that the Town doesn't receive a lot now as it stands because it is Ag 1. It was also noted that if this second parcel was 35 acres and not the proposed 28 acres, that this would not have been before the commission/board. Langmesser did express his concern that if Deer Rd. is to be more heavily traveled that he would have to possibly widen it or perhaps make it a private road. Himebauch's would not be receptive to a private road. Larry Krautkramer does not want to see any homes along Deer Rd. (*A lot of conversations from the audience were not done in front of the microphone and therefore not audible*). Gerard motioned to approve contingent upon applicant obtaining and getting approved a variance for the 28 acre parcel, seconded by Derse. All in favor. Motion carried.
6. Review & Recommendation to the Waterford Town Board as to changes in Town ordinances relating to land division- Dubis noted that the state legislation made changes to the planning and land division laws in the state of Wisconsin. The Town is required to make these changes. Most deal with time periods. This is mandatory. Gerard motioned to approve and recommend changes to the Town board, seconded by Hardy. All in favor. Motion carried.
7. Shore land Contract Report- None
8. Announcements/Discussion-

Ranke motioned to adjourn the meeting at 6:50 PM, seconded by Schmidt. Motion carried.

Respectfully submitted,

Tina Mayer, Town Clerk (via tape recording)