

**PLANNING COMMISSION MEETING**  
**415 N. MILWAUKEE ST.**  
**JUNE 6, 2011 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, Derse, Gerard, Draskovich, Hardy, Attorney Dubis and Residents.
2. Chairman Langmesser led the Pledge of Allegiance.
3. Hardy motioned to approve the May 2, 2011 meeting minutes as written, seconded by Ranke. Derse noted that changes needed to be made: *Chairman Langmesser was present and Commissioner Derse was excused.* All in favor. Motion carried.
4. Correspondence- None
5. Pier Permit- Tessmer, vacant lot located between 4710 & 4732 N. River Bay Rd.- Shelley Tessmer stated that she wanted a pier as it would make the lot more marketable. Hardy noted that his only concern is that the pier at 4710 is only a 12' pier and concerned that the proposed pier would extend past this pier. Draskovich thought that it would work and not block the residents to the right. Langmesser reiterated to Tessmer that she cannot block any riparian owner. Draskovich motioned to approve the pier per the plan submitted as long it doesn't block the riparian owner to the east and will fall into the 12 and 20' range, seconded by Gerard. All in favor. Motion carried.
6. CSM- Stemper, 34808 Janesville Rd.- Draskovich read an email from Julie Anderson, Racine Co. Planning & Zoning. Dubis noted that the zoning would essentially call for 40,000 sq. ft. but it is not the master plan. He noted that some of the property may be in conservancy and part "other ag". Dubis stated that the master plan may call for smaller density but he would have to review the master plan. Conservancy would call for 5 acre parcel. Discussion followed as to whether or not the parcels need to be 5 acres. Marilyn Neumann, 34801 Janesville Rd. noted that she owns the woods that abut this property and she was told that lots needed to be 3 acres. The board noted to Mrs. Neumann that the C-2 zoning on Mr. Stemper's property is a mapping error per Racine Co. and should be A-2. Gerard asked Stemper is he would voluntarily deed restrict to no further land divisions. Stemper indicated that this would not be a problem. Derse motioned to approve the CSM subject to the following contingencies: 1. That Racine Co. correct administratively C-2 to A2; 2. The existing farm house has to meet the land use plan density; 3. The parcel that the applicant plans to create must also meet the land use plan density; 4. Deed restrict to no further land divisions of the piece that the new residence will be built; 5. They limit the amount of land disturbance, no clear cutting, seconded by Draskovich. Beverly Lancaster was concerned that if Co. corrects the C-2 zoning would it affect their C-2 zoning of their property. Langmesser indicated that it would not affect her zoning. All in favor. Motion carried.
7. Shoreland Contract Report- Derse stated that there were two shorelands.
8. Motion to move the July 4<sup>th</sup> meeting to July 5<sup>th</sup>.- Gerard motioned to move the meeting to July 5<sup>th</sup>, 2011, seconded by Ranke. All in favor. Motion carried.
9. Announcements/Discussion- Langmesser mentioned the fireworks on July 2<sup>nd</sup>. Draskovich gave an update relating to the work on the dam.

Gerard motioned to adjourn the meeting at 6:35 PM, seconded by Draskovich. Motion carried.

Respectfully submitted,

Tina Mayer, Town Clerk