

**PLANNING COMMISSION MEETING  
415 N. MILWAUKEE ST.  
JUNE 3, 2013 at 5:30 PM  
APPROVED/OFFICIAL MINUTES**

1. Planning Commission meeting was called to order at 5:30 PM by Chairman Hincz. Present: Commissioners Schmidt, Luick, Alvey, Derse, and Atty. Dubis. Commissioners Ranke and Hardy were excused.
2. Chairman Hincz led the Pledge of Allegiance.
3. Commissioner Luick motioned to approve the May 6, 2013 meeting minutes as presented, seconded by Commissioner Derse. All in favor. All in favor. Motion carried.
4. Pier Permit- Reck, 30404 Beachview Ln.- Applicant indicated that he had submitted a new application. Wants to replace the current 28' pier and put in a 24' long pier, 4 foot wide pier. Reck indicated that he measured the frontage and there is 31 feet across. Sideyard would be 13 feet on one side and 14 feet on the other. Reck also indicated that he obtained neighbor approval from Jim & Mary Spaight (east side) and Connie Mashock, (west side). Reck indicated that he spoke to a member of the Waterford Woods Assoc. who agreed that the pier should be replaced. Chairman Hincz indicated that both Supervisor Gauerke and he have been out to the property several times. Hincz indicated that there is no survey that he is aware of or markers. Hincz was also concerned about the Waterford Woods not signing off on the application. Applicant was asked if the property was up for sale. Reck indicated that it was. Hincz indicated that he had spoken to the assessor and in her opinion the property has 20 feet of frontage. Reck indicated that he never saw a reason to get a survey. Supervisor Gauerke expressed his concerns over the discrepancy of frontage and thought that the best idea might be a shared pier with the Waterford Woods Assoc. Gauerke reiterated that the pier ordinance requires 10 feet on both side and this would include any moored boats. Hincz asked if any neighbors were in attendance and none were. Commissioner Schmidt stated he would not make a recommendation without a survey and motioned to table to July planning commission meeting, seconded by Commissioner Derse. Vote taken: 4-0. Motion carried.
5. Pier Permit- Miller, 4305 Riverside Rd. – Chairman Hincz and Supervisor Gauerke met with Mr. Miller at the property. Applicant indicated that he would remove the existing non-compliant pier and install the pier as presented. The current piers are 40 feet and 36 feet long. Commissioner Luick was concerned about the lift on the west side encroaching on the neighbor. Miller indicated that the lift would be 12 feet off the lot line. Commissioner Derse motioned to approve the pier subject to existing piers being removed, seconded by Commissioner Alvey. Vote taken: 4-0. Motion carried.
6. Fence permit- Duerr, 8220 Blackbird Ct. – Applicant showed the commissioners pictures of the area and the surrounding fences. Chairman Hincz expressed his concern over the fence being placed in the drainage easement. Duerr indicated that if the fence was moved out of the easement it would be in the middle of her back yard. Garrett Forkner, 8223 Halverson Rd., noted that he did not have a problem with the fence but was concerned with the drainage easement. Dubis indicated that assuming this was a drainage easement; it is for someone's benefit. Therefore, someone would need to search at Register of Deeds and would most likely need to obtain the approval of all those benefitted by this easement. Commissioner Schmidt motioned to table until Town Board so information regarding the easement could be obtained, seconded by Commissioner Luick. Vote taken: 4-0. Motion carried.
7. Fence Permit- 28248 Lake LLC. - 28248 N. Lake Dr. – Tim Roth, applicant, indicated that this is a rental property. Roth noted that there are several police records that show conflicts with the neighbor's dog. Roth hopes that the fence would alleviate any further problems with the dogs. Roth also noted this was a straight fence. Chairman Hincz questioned if the setback was 33 feet from the center of the road, Roth indicated it would. Diane Lemanczyk, applicant, reported that the reason for the 6 foot vs. a 4 foot is because the neighbor's don't get along. Commissioner Luick motioned to approve, seconded by Commissioner Schmidt. Vote taken: 4-0. Motion carried. Chairman Hincz indicated that he had spoken to the neighbor and he had no problem.
8. Correspondence – None
9. Shoreland Contract- Commissioner Derse indicated that there was one on Heidelberg Cr. that abuts the canal that has many drainage easements and that when he had visited the property, the silt fencing was down. Derse stated he had emailed his concerns to Racine Co.
10. Announcements/Discussion- Chairman Hincz strongly recommended that the planning commissioners and town board members attend the WWMD meeting held June 15<sup>th</sup> at 10:00 am at Evergreen School.

Commissioner Derse motioned to adjourn the meeting at 6:08 PM, seconded by Commissioner Schmidt. All in favor. Motion carried.

Respectfully submitted,  
Heather Stratton, Deputy Clerk