

**PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
DECEMBER 2, 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 Ranke, Schmidt, Alvey, Derse, and Atty. Dubis. Commissioner Hardy arrived at 5:45. Commissioner Luick was absent.
2. Chairman Hincz led the Pledge of Allegiance.
3. Commissioner Ranke motioned to approve the November 4, 2013 meeting minutes as presented, seconded by Commissioner Schmidt. Vote taken: 5-0. Motion carried.
4. Town Level Variance- Bock, 5202 Buena Park Rd.- Applicant stated that the prospective buyers were on their way back from TX and were hoping to attend the meeting. Mr. Bock stated that they have owned the farm since 1996 and there have been animals on the farm since that time without any complaints. Bock stated that he is now trying to sell and would like to accommodate the prospective buyers and continue to have animals. Bock stated that the property is starting to deteriorate and the prospective buyers are willing to fix it up. Bock informed the commissioners that he hoped they would take the property condition into consideration when making their decision. Bock stated the property has been for sale since July and that they have been paying the mortgage without any income coming in from the property and that it has been financially straining. Bock stated he hoped to come to some kind of agreeable limit and that the prospective buyer is a veterinarian, who was wishing to have 4-H animals for their children and would not exceed what the land can accommodate for the welfare of the animals. Rita Bock stated she felt a decision should be made regardless of having a buyer or not. They would like to know what they will be allowed to have in the event an offer is not made. Rita Bock also stated that when they purchased the home in 1996, the realtor had told them that they had the zoning for animals. Commissioner Hardy stated that he has no issue with small animals for 4-H purposes, but was unsure how that could be monitored. Attorney Dubis asked when the keeping of animals ceased on the property. The applicants responded that when the previous tenants moved out in July. Commissioner Ranke stated he likes the idea of the buildings getting fixed up. Commissioner Alvey motioned to temporarily allow one large animal and a scanty of small animals for 4-H purposes, subject to a yearly review, a list of animals being provided at Town Board and the stipulations being a deed restriction to be reviewed and approved by Attorney Dubis, seconded by Commissioner Hardy. Vote taken: 6-0. Motion carried.
5. Request to vacate unconstructed portions of Lakeside Dr., Grandview Dr. and Riverview Dr. – Jim Malloy, 5828 Riverside Rd., stated he had received the zoning permit from Racine Co. to construct his 30 x 56 garage, but the Town was more restrictive, so he is looking to vacate the mentioned roads and combine to his lot so his property is large enough to comply with the Town's ordinances. Chairman Hincz explained that the Town would request the zoning to all be R3A to have uniformity. Chairman Hincz read an email from Patricia Serak, stating she had no objection as long as nothing adversely affects her property and she is not responsible for any fees associated with the vacation. Attorney Dubis read his email responding that the Town cannot guaranty any adverse effects a road vacation would have and that if she had concerns or objections, they would need to be more specific. Dave Shaw, 4740 Riverside and property owner of the land north of the request, requested that Riverview not be vacated. Mr. Shaw stated he did not want to limit his options with his land and that he has no issue with the applicant's request to vacate the rest and achieve his goal. Mr. Malloy had stated that he had a "sign-off" from Ron Skowronski, but did not bring it. Sandra Malloy will fax it to the Clerk's office prior to Town Board. Commissioner Derse motioned to approve contingent upon Riverview Ln. not being vacated, all the zoning be changed to R3A and the applicants be responsible for the \$500 rezone fee for all parcels (they may recoup fee from land owners involved), seconded by Commissioner Schmidt. Vote taken: 6-0. Motion carried.
6. Correspondence – None
7. Shoreland Contract- Commissioner Derse stated there was one new home in Fowler's Bay North and that they had to follow the subdivisions deed restrictions.
8. Announcements/Discussion-

Commissioner Ranke motioned to adjourn the meeting at 6:14 PM, seconded by Commissioner Derse. All in favor. Motion carried.

Respectfully submitted,
Heather Stratton, Deputy Clerk