

PLANNING COMMISSION MEETING
415 N. MILWAUKEE ST.
MAY 1, 2023 @ 5:30 PM
APPROVED/OFFICIAL MINUTES

1. Planning Commission meeting was called to order at 5:30 PM by Chair Teri Nicolai. Present in person or via Zoom: Commissioners Derse, Wenck, Dickinson and Nelson (at 5:40) and Town Attorney.
2. Chair Nicolai led the Pledge of Allegiance.
3. **Commissioner Derse motioned to approve the April 10, 2023 minutes as presented, seconded by Commissioner Wenck. Vote taken: 4-0. Motion carried.**
4. Pier Permit- Bator, Riverside Rd (23-636-000), Adjacent to 5813 Riverside- Applicant not present. **Commissioner Wenck motioned to approve the pier permit, as presented, seconded by Commissioner Derse. Vote taken: 4-0. Motion carried.**
5. Pier Permit-Wrycza, Lot 52 E Peninsula Dr (23-108-000), between 5613 and 5529 E Peninsula Dr.- Randy Wrycza, applicant, was present. **Commissioner Derse motioned to approve the pier permit, as presented, seconded by Commissioner Dickinson. Vote taken: 4-0. Motion carried.**
6. Pier Permit-DuBois, 6714 Burma Rd.- Frank DuBois, applicant, was present. Discussion took place on the existing pier. **Commissioner Wenck motioned to approve the pier permit, as presented, seconded by Commissioner Derse. Vote taken: 4-0. Motion carried.**
7. Pier Permit-321Go Ventures Tichigan, LLC, 6749 A N Tichigan Rd.- Gary Wong, applicant, was present. **Commissioner Derse motioned to approve the pier permit, as presented, seconded by Commissioner Dickinson. Vote taken: 4-0. Motion carried.**
8. Pier Permit-Stevens, 6660 Channel Rd.- Randy Stevens, applicant, was present and indicated that he would like to amend his request from adding a 4x12 section vs a 4x8 section. **Commissioner Dickinson motioned to approve the pier permit, with the modification of adding a 4x12 section, seconded by Commissioner Wenck. Vote taken: 5-0. Motion carried.**
9. CSM-Jensen, vacant parcel located across from Jensen Pkwy-Request to create 3 buildable lots. Peter Turke, legal representation for the applicant, explained the predicament of the sewer service area and district boundaries not matching up. Attorney Turke indicated that they would like to seek approval to allow private septic systems and have the lots file, with the Racine Co Register of Deeds, an agreement that once municipal sewer becomes available, the lots will need to be hooked up within 6 months. Dale Gauerke, 5355 Northwest Hwy, recommended having the 4th remnant parcel deed restricted as well as to avoid a subdivision plat. **Commissioner Derse motioned to recommend approval of the CSM's and allow private septic systems contingent upon each of the lots filing an agreement with the Racine Co Register of Deeds indicating they will be required to hook up to municipal sewer, at the property owners expense, within 6 months of it**

becoming available. The agreement may be amended, by request, by the Town Board. Attorney Dubis and Dan Dickinson to approve the agreement. Motion seconded by Commissioner Wenck. Vote taken: 5-0. Motion carried.

10. Shoreland Contract Report- Chair Nicolai indicated she received a request from Supervisor Schwartz that the Town request a written report from the Town Inspector and that she will be looking into.

11. Forthcoming Events-

Commissioner Derse motioned to adjourn the meeting at 5:56 PM, seconded by Commissioner Dickinson. Vote taken: 5-0. Motion carried.

Respectfully Submitted,

Heather Stratton, Deputy Clerk