

Highlights of planning Commission Meeting  
August 23, 1971

- 1) Public Hearing for Subdivision proposed by Elmer Haase. No one appeared for or against. Commission recommends approval subject to following:
  - A) 15' walkway easement should be a tract dedicated to public--should not be an easement.
  - B) Walkway area would be removed from lot 4 and that lot would then be less than one acre. Therefore, lot line between lots 4 and 5 should be adjusted so lot 4 has one acre of area.
  - C) If Standard Oil will not allow utility easements on their easement, then additional 10 foot easement should be required ( a long pipeline easement) for utilities.
  - D) Park area (Outlot A and Walkway) is in excess of the required 7%. The amount in excess of 7% should be credited to future subdivision of the remaining land owned by Mr. Haase.
  
- 2) Public Hearing for Eder Pine Ridge Acres Subdivision. Maynard Eder was only interested party. Commission recommends approval. Vote was unanimous except for one abstention-Mr. Eder. Village should accept monetary contribution in lieu of parkland acreage.
  
- 3) Mr. Reiss appeared regarding proposed dog kennel at his residence at 3861 Stillwater Rd. He would like to build 5 runs to breed and sell Great Danes. He was advised that kennels are not permitted in residential acres. He was also advised that 2 dogs would be permitted by the Ordinances if the pups were sold within six months after birth. Dog houses and fences for same would be subject to a building permit if the market value exceeded \$200.00.
  
- 4) William Hagberg appeared regarding proposed Supermarket on the Peter Nielson property (2.9 acres) East of Juniper and South of 212. He was advised:
  - A) Zoning is "Industrial Park" - would permit a supermarket.
  - B) 2 access driveways off of 212 are okay subject to review by Village Engr.
  - C) Metal bldg. with brick front (A.G. Butler Building) is generally satisfactory.
  - D) "City Water" is available to the site - subject to approval by Village Engr.
  - E) No apparent problems at this time with the proposed improvement.No lot plan or building plan submitted.
  
- 5) Richard Lambert appeared regarding expansion of kennels at "Animal Inn" south of New 212 and west of Lake Jane Drive. He now has 58 runs and would like to add 60 more. He wanted to know:
  - A) Was there any changes in zoning or building code since he built the original structure? He was advised that he should comply with the new State bldg. code which will be in effect when he builds next summer.

- B) What procedures are necessary for building permit?  
He was advised that a public hearing would be required.
- C) He advised the Planning Commission that there is a need for an animal cemetery in this area and he would be requesting a permit for same on his property in 3 or 4 months.
- 6) Brief discussion of ordinance requiring underground utilities-- Village Attorney and Engineer should determine feasibility of such an ordinance at this time. If feasible, it should be implemented.
- 7) Ben Friedrich appeared regarding a foundation built by Mr. Thomas Hilpisch (Rose Ave. & 212). No permit was obtained for this construction and it appears that it is about 25 feet into the State Highway easement. Motion: Recommend that Village Council contact Mr. Hilpisch by letter advising him that horses shall not be permitted on tracts under 20 acres (except by Special Use Permit) and that he remove the concrete block footing and restore the land to its former condition.
- 8) Ben Friedrich requested clarification of Building requirements on lake shore lots. A prospective buyer of a lot on the north end of Lake Jane adjacent to Berschen's Shores Addition wanted to know if the lot was buildable. Ben was advised that the drainfield must be 4 feet above the "928" level and any filling must comply with the Water Shed District requirements. Next step would be to have the people furnish a contour map of the lot.
- 9) Don Raleigh advised Bill Lundquist that J. Lenz had no legal right to register his proposed sub-standard subdivision. Commission recommends that Counsel Raleigh send letter to Mr. Lenz explaining this.
- 10) The Hoffman variance request was again discussed briefly. B. Folz said that the former owner of the substandard lot (Earl Friedrich) had made it very clear to Mr. Hoffman that the lot was "not buildable". The sale price of the lot (about \$350 to \$400) would tend to substantiate this fact.
- 11) The secretary was requested to remind the Village Clerk that the Planning Commission still needs maps for all the plats in the Village.
- 12) The hearing on the Rezoning of "The Corridor" and updating of the Village Zoning Ordinance was discussed. It was recommended that the public hearing be held on September 20.

Eight members present at adjournment. (11:43 p.m.)

Respectfully Submitted,

F. J. Pott