

Village of Waterford  
Plan Commission Official Minutes  
August 16, 2023  
Held in Village Hall

Chairman Houston called the meeting to order at 6:00 pm.

Commissioners present: Eric Halbur, Bil Luth, Don Houston, Howard Bryant, Brent Hess, Diane Lemanczyk

Excused: Bob Nash

Also present: Zeke Jackson, Rachel Ladewig, Alysa Robbins, Dustin Wolf, member of press

Minutes: Motion by Luth to approve the 6/21/23 Planning Commission Minutes. Second by Bryant. All aye. Motion carried.

1 - Review of a Zoning Action by Zoning Administrator and Code Enforcement Officer Robbins for 319 S Jefferson for Stuart and Katie Katzman regarding their accessory building located in a front yard. Alysa Robbins gave a brief overview of how the structure was discovered as non-compliant with Village Code. Motion by Halbur, second by Luth to deny the approval of a building permit for the accessory building that does not meet Village Code at 319 S. Jefferson St. All aye. Motion carried. This issue will next go before the Village Board for action on 9/11/23.

2 - Review of a preliminary site plan for River City Marina on lots 4 and 5 of the Mercury Business Park. Motion by Halbur, second by Luth to grant preliminary site plan approval for River City Marina lots 4 & 5. All aye. Motion carried.

3 - Public Hearing. Review of a proposed amendment to TID 3 Boundaries and the TID 3 Project Plan; consider a motion to Adopt Resolution 1000-081623PC, Approving Boundary and Project Plan for Tax Incremental District 3, Village of Waterford in Racine County, Wisconsin. President Houston opened the Public Hearing to discuss the Resolution at 6:10 PM. No one was present to speak at the hearing. Motion by Lemanczyk, second by Bryant to close the public hearing at 6:10 PM. All aye. Motion carried. Dustin Wolf gave a brief overview of why it is beneficial for the Village to do a boundary amendment for TID 3 at this time. Motion by Halbur, second By Luth to adopt Resolution 1000-081623PC, Approving Boundary and Project Plan for Tax Incremental District 3, by roll call vote: Halbur-aye, Luth-aye, Houston-aye, Bryant-aye, Hess-aye and Lemanczyk-aye. Motion carried. This item will next to before the Village Board for action on 9/11/23.

4 - Jackson gave a review of a FEMA update to firm panels and subsequent requirements for future Village Action. No action needed at this time.

Motion by Houston to adjourn at 6:29 pm, second by Bryant. All aye. Motion carried.

Submitted by,  
Rachel Ladewig, Village Clerk