

TOWN OF OTTAWA PLAN COMMISSION

Meeting Minutes April 7, 2014

Chairman Arrowood called the meeting of the Ottawa Plan Commission to order. Roll call attendance was taken and Commissioners Hausser, Weber and Mundschau were present, as well as Supervisor Goodchild. Also present was Town Planner Sandy Scherer.

The first item on the Agenda was discussion and action of a request for a revised hobby kennel permit for Bob Crouch, W377 S6030 County Road ZC, Dousman. Planner Scherer stated that the Crouch's were asking to amend their previous hobby kennel permit as it was breed specific to four Huskies, and they have replaced two dogs. Chairman Arrowood added that dogs are listed by breed and name on the permits. Mr. Crouch was present, and stated that his son has since taken two of the dogs, and therefore he replaced them with two German Shepherds. Mr. Crouch added that they still had only four dogs total. Commissioner Weber asked Mr. Crouch if they planned to breed the dogs? Mr. Crouch responded no. Supervisor Goodchild clarified that Mr. Crouch had four dogs, and still has four dogs, he just replaced two Huskies with two German Shepherds.

Chairman Arrowood stated that the Crouch's had had some complaints from neighbors a couple of years ago. The Town has had no current complaints. Supervisor Goodchild asked Mr. Crouch if he had moved a kennel as requested in previous years? Mr. Crouch answered that yes, he had moved the kennel out back two years ago. Supervisor Goodchild stated that if there were no current issues, then there should be no problem with the permit request. The biggest issues with dogs is having the owners control barking or letting them run at large. If there are complaints, the Plan Commission could pull the permit. Planner Scherer asked Mr. Crouch to name the dogs and ages. Mr. Crouch replied: German Shepherd Male puppy, Jax, 8 weeks old. German Shepherd Female, Sadie, 15 months old. Huskie Male, Zeus, 4 years old. Huskie Female, Chloe, 2 ½ years old. Planner Scherer added that if breeding does take place, that there are specifications in the permit to follow.

Supervisor Weber made a motion to approve the request for a revised hobby kennel permit for Bob Crouch, W377 S6030 County Road ZC, to be changed to list the current dogs. Supervisor Hausser seconded the motion, and it carried.

The next item on the Agenda was consideration of a revision to the 2014 Racing Schedule for Badger Kart Club, W377 S1851 Gramling Lane, Dousman. Chairman Arrowood stated that their schedule had been approved two months ago, and now they are requesting a revision. The Club would like to add another special race weekend on May 9th – 11th. They are also requesting a 9:00 a.m. start time on the two racing days (Saturday and Sunday). Chairman Arrowood added that there have been no complaints so far. Commissioner Weber made a motion to approve the revision as requested with the addition that the Club ensure they are closed two weekends in July of 2015 as previously conditioned. Commissioner Hausser seconded the motion and it carried.

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The next item on the Agenda was consideration of a Revised Site Plan approval for Robert Laue, operator, W359S1614 STH 67, Dousman. Planner Scherer read from her report. The operator recently contacted the Town Planner about a few minor changes to the Site Plan as follows:

- i. Re-orienting the greenhouse north-south, whereas it is currently oriented east-west.
- ii. Re-orienting the job trailer east-west, whereas it is currently oriented north-south.
- iii. Install pavers (hardscaping) outside of the job trailer (this situation already exists and is permitted), although the display area(s) would be larger.
- iv. Add sample display plant beds between the job trailer and the greenhouse as shown on the Revised Site Plan (Exhibit B).
- v. Add a living wall on the west side of the job trailer as shown on the Revised Site Plan (Exhibit B).

In reviewing the above 42 conditions of approval, it does not appear that the owner/operators are substantially modifying the use, structures, premises, lands or owners of the property (Conditions #2 and #41E above) with their proposal, and instead are simply, in accordance with Condition #41F above, requesting minor (site) plan revisions consistent with the permit, but which do require Town Plan Commission and Waukesha County Park and Planning Commission approval.

However, the following items were noted upon detailed review of the request and the prior 42 conditions of approval:

- Approximately 15 feet of the proposed hardscape display area, plant bed display area, and re-oriented greenhouse would be located outside of the previously approved lease area (approved Exhibit A enclosed). Refer to Exhibit B enclosed.
- The size of the main area of hardscaping would increase from approximately 14' x 26' to at least 30' x 35' overall (Condition #24 above). This does not include the approximately 25' x 30' plant bed display area. Refer to Exhibit C enclosed.
- The size of the greenhouse appears to be slightly larger than on the previously approved Site Plan, increasing in size from approximately 14' x 30' to 14' x 33'. Refer to Exhibit D enclosed.
- The size of the job trailer appears to be somewhat larger than on the previously approved Site Plan, increasing in size from approximately 10' x 25' to 10' x 31'. Refer to Exhibit D enclosed.
- The overall dimensions of the approved operational (lease) area increased in size from the approved 120' wide x 165' deep to approximately 192' wide x 165' deep (Conditions #26 and #40 above). According to the Waukesha County GIS site, the increase in the width of

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the operational area is due to the fact that additional bins were added to the north side, increasing the number of bins from the approved 16 bins (Condition #15 above) to approximately 19 bins of various sizes. Refer to approved Exhibit A enclosed.

Chairman Arrowood inquired if the Owner, Lee Bleecker, needed to give approval and if a Public Hearing might be necessary for a revised lease area. Planner Scherer responded, yes, and suggested that the Operator try to fit this revised plan within the approved area instead. Robert Laue was present, and stated that he had not added any bins to make the area larger. Planner Scherer responded that the bins may have been outside the lease area all along. Supervisor Goodchild stated that the first Conditional Use (CU) specified an area, and Laue has expanded. Now, the site is larger than was originally approved. The only way to accommodate this would be to make the boundaries larger through a new CU or to try and fit the business within the approved boundaries.

Commissioner Weber referred to Exhibit B. The black dotted lines indicated the edge of the leased area, and the business extends approximately 15 feet beyond that boundary to the South. Mr. Laue asked if he could try to move the display areas and trailer when everything thaws? Supervisor Goodchild answered that he should work within the approved lease boundaries for now, and then look into expanding. Planner Scherer added that the North side is also an issue. An extension can be given to bring things into compliance, as a revised CU would be necessary if he wants to expand outside of the approved boundaries. Mr. Laue asked how far off they were on the North side? Planner Scherer responded that the area should be 120 feet wide, and currently it is 192 feet in width. It is up to the petitioner to abide by the conditions set forth in the CU. Mr. Laue stated he will get out his tape measure. He did not intend to overextend the boundaries. Mr. Laue asked if he was able to start his business for the season. Planner Scherer responded that he could operate within the approved boundaries, and would need to provide a revised plan. The next step would be to work on a plan to expand the boundaries if that's what Mr. Laue wants to do. The trailer will have to be moved, and the boundaries in Exhibit A need to be followed. Chairman Arrowood stated that Mr. Laue should come in with a revised CU and additional expansion details if that's what he wants to do. He should also meet with Lee Bleecker and his attorney about the new dimensions. They can all work with Planner Scherer and provide a new plan.

Supervisor Goodchild made a motion to table this item and to place it on the agenda at a future date when the operator submits revised plans. Commissioner Weber seconded, and it carried.

The next item on the Agenda was a review of Zoning Violations pending with Waukesha County.

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The next item on the Agenda was Correspondence. Chairman Arrowood referred to a letter from Attorney Macy regarding transfer of land. Planner Scherer did a great job getting information together for this. Attorney Macy is writing a new Ordinance. Planner Scherer would need to work with the Register of Deeds to raise any flags on land transfers. It seems many municipalities are having problems with this issue. Commissioner Weber added that this is forward progress. This issue has a history of complications. Attorney Macy will apply this in other municipalities across the state as well. Planner Scherer is a big part of this change.

Commissioner Mundschau made a motion to accept the minutes from the March 3, 2014, Plan Commission meeting as revised. Commissioner Weber seconded the motion and it carried.

Commissioner Hausser made a motion to adjourn. The motion was seconded by Supervisor Goodchild and it carried.

Respectfully submitted,

Lori Geyman
Deputy Clerk/Treasurer, Town of Ottawa

(This is a draft of the minutes, subject to Plan Commission Approval.)