

OTTAWA PLAN COMMISSION

Meeting Minutes – July 11, 2016

The Ottawa Plan Commission conducted a joint public hearing with Sandy Scherer, representing the Waukesha County Department of Parks and Land Use, to consider a request by Soli Deo Gloria, LLC, PO Box 279, Wales, WI, 53183, c/o Mike and Petra Dekan, 187 Crooked Stick Pass, North Prairie, WI, 53153, for a zoning change. They would like to rezone their property, which is approximately 40 acres in size. The property is currently zoned P-I Public and Institutional with an Environmental Corridor Overlay. The property is proposed to be rezoned to AD-10 (10 acre density, one acre minimum lot size). The EC Overlay would not change. Planner Scherer read the legal notice.

The hearing was open to the public.

Andy Ragatz, W349S2930 Waterville Road, Oconomowoc – Mr. Ragatz thought that the property was zoned agricultural. Planner Scherer explained that it was zoned public and institutional, as it was owned by Lad Lake. Mr. Ragatz inquired about a Comprehensive Development Plan that the Town Planner had mentioned. She explained that the Dekan's are going through the process. They requested an amendment to the County and Town's Comprehensive Development Plans. Now they are requesting a zoning change. The next step will be for them to submit a Certified Survey Map for approval.

Dorothy Crockett – W349S2978 Waterville Road, Oconomowoc – Ms. Crockett said that she wanted to object to development. Supervisor Goodchild explained that the Dekan's were requesting a zoning change. They have not yet submitted a CSM. Planner Scherer said that as the Dekan's request is in compliance with the Town of Ottawa's Master Plan, the Town would need a compelling reason not to approve it.

Mike Purnell – W349S3090 Waterville Rd., Oconomowoc – Mr. Purnell remarked that a lot of the parcels on Waterville Rd are 10 acres in size.

Bill Bosenbecker – S22W35186 Parry Road, Oconomowoc - Mr. Bosenbecker said that they are concerned about septic waste land spreading on the Dekan's property. Chairman Arrowood reminded him that the use of Dekan's land is not ours to decide tonight. Planner Scherer added that it is a separate issue and involves another property the Dekan's own.

Andy Ragatz, W349S2930 Waterville Road, Oconomowoc – Mr. Ragatz asked about spreading septic waste material on the property. He was told that the Town has no say in the matter, as it is up to the DNR.

Jean Bosenbecker – S22W35186 Parry Road, Oconomowoc – Mrs. Bosenbecker read her prepared statements to the audience. She is also concerned with the spreading of septic waste material.

Planner Scherer read from the Waukesha County Zoning Code what is allowable in AD-10 zoning. The spreading of septic waste is not a use that is listed or covered by the zoning regulations. However, if the State allows it, then it can be done.

Jill Bedford – W358S2534 Hunters Lake Road, Dousman – Ms. Bedford said that she was concerned with water quality.

Dan Kennedy – W350S1957 Waterville Road, Oconomowoc – Mr. Kennedy said that Waterville Road is a scenic road, and wondered how many driveways could be allowed.

Planner Scherer said that the access points for the driveways are on a Town road. The Town would determine where the driveways could be placed.

Commissioner Hanson made a motion to close the public hearing. His motion was seconded by Commissioner Mundschau and carried.

The Ottawa Plan Commission conducted a second joint public hearing with Sandy Scherer, representing the Waukesha County Department of Parks and Land Use, to consider a request by Kevin and Catherine Kane, Vintique Rental LLC, W350 S3119 Waterville Road, Oconomowoc, for a Limited Family Business and the construction of a storage building for their rental business. Planner Scherer read the legal notice.

The hearing was open to the public.

Andy Ragatz, W349S2930 Waterville Road, Oconomowoc – Mr. Ragatz asked if it was a storage facility.

Mr. Kane explained that interested parties can look at what Vintique Rental LLC has for rent online. They provide items for rent to customize weddings. A 12' enclosed trailer would be stored within the building. The items are generally delivered to the venue, and picked up after the event. There is no outside storage. The proposed building would be approximately 400 feet from Waterville Road. They would like to place a business sign in the window. There would not be a sign at the driveway entrance. Their seasonal business is web based. Their hours are limited to 1:30 P.M. to 5:00 P.M., on Tuesdays and Thursdays. Mr. Kane anticipated that one or two cars might visit the property each week. The proposed building is 51' x 96'.

Cindy Purnell – W349S3090 Waterville Rd., Oconomowoc – Mrs. Purnell said that you can't even see the house even in the winter because it is so far from the road. They are meeting with clients by appointment, and she has no problem with the business.

Supervisor Goodchild explained how a Conditional Use Permit works. Both the Town and County place conditions on the operation requiring the CU. If the conditions are not followed, the CU Permit can be pulled.

Commissioner Hanson said that a one year review of Conditional Use Permits is standard procedure.

Commissioner Weber asked Mr. Kane how many weddings they had participated in during the last year. His estimate was thirty.

Commissioner Weber made a motion to close the public hearing. The motion was seconded by Commissioner Hanson and carried.

Chairman Arrowood called the meeting of the Ottawa Plan Commission to order. Roll call attendance was taken, and Commissioners Hausser, Hanson, Mundschau, and Weber, and Town Supervisor Goodchild were present. Commissioner Kershek was absent.

Town Planner Sandy Scherer read the report she had prepared regarding Petra and Mike Dekan's request for a zoning map amendment.

She said the requested use for the 40 acre parcel is a three lot CSM, containing an approximately 2 acre, an 18-acre parcel, and a 20-acre parcel all having access to Waterville Road. The owners would like to sell the 2-acre parcel to the property owner adjacent to the south; retain the 20-acre parcel; and sell the 18-acre parcel for residential use.

The property is zoned P-I Public and Institutional with an Environmental Corridor Overlay. Any development on a partially zoned EC property must be located outside of the EC zoned area.

The property is proposed to be rezoned to AD-10 (10-acre density, one acre minimum lot size) and the proposed development would conform with these zoning requirements if approved. The EC Overlay zoning will not be changed.

The trail corridor approved by the WDNR with its preferred boundaries has been planned to replace the "on street" trail with an "off street" route. It is wide enough to allow flexibility when siting the "off street" trail, and the corridor is general in nature and subject to the specifics of facility planning and negotiations with landowners to either purchase the land or lease the land as an easement.

Chairman Arrowood said that the proposed land division should create two 20-acre parcels. What if the 2-acre parcel got sold and built on? Planner Scherer said that the 2-acre parcel could be made into an outlot, and no development on that parcel could be a condition of approval. The

neighbors could then purchase the 2-acre parcel by metes and bounds. It could be handled in the CSM process.

Supervisor Goodchild said that it was important to look to the future. The Ice Age Trail should be located on the east side of the property. We should take this opportunity to follow through with the Ice Age Trail, and do whatever it takes to make it happen. The presence of the trail would not reduce the property value.

Commissioner Weber agreed.

Supervisor Goodchild made a motion to approve the zoning map amendment per the Town Planner's report and recommendation. Commissioner Hausser seconded the motion and it carried.

Planner Scherer read the report she prepared regarding a request by Kevin and Catherine Kane, dba Vintique Rental LLC, located at W350 S3119 Waterville Road, Oconomowoc. The Kane's would like to construct a large accessory building on the property and operate a rental business, specializing in the rental of vintage and antique items for wedding and special events as a Limited Family Business. This requires Site Conditional Use and Plan/Plan of Operation approval.

Planner Scherer said that she had spoken to the Planner for the Town of Oconomowoc, as the Kane's operate their business there currently. There have been no problems.

Mr. Kane asked to have a sign no larger than 4 feet x 2 feet in the window of the accessory/storage building, so that people would know that they were in the right place when they arrived. The sign was not a part of the original request, but could be added.

Commissioner Mundschau made a motion to approve the request for a CU and Site Plan/Plan of Operation with the conditions listed in the Town Planner's report, with the change discussed regarding the sign. Commissioner Hanson seconded the motion and it carried.

Both Supervisor Goodchild and Planner Scherer instructed Mr. Kane to follow up with Waukesha County Park and Planning Commission, as they will need to approve the request also.

Planner Scherer reported that she conducted an annual inspection of the Clarkson commercial horse boarding operation, located at W349 S2280 Waterville Road. There were eleven horses there, and two trailers. There were no problems to report.

After review by the Plan Commission, Chairman Arrowood accepted the pending zoning violations.

There was no correspondence.

Commissioner Hausser made a motion to approve the minutes from the meeting held on May 2, 2016 as presented. Commissioner Hanson seconded the motion and it carried

Commissioner Hanson made a motion to adjourn. The motion was seconded by Commissioner Weber and carried.

Respectfully submitted, Melissa M. Klein, WCMC, Clerk/Treasurer, Town of Ottawa

This is a draft version of the minutes, subject to Plan Commission approval.