

## **OTTAWA PLAN COMMISSION**

### **Meeting Minutes – February 6, 2017**

The Ottawa Plan Commission conducted a joint public hearing with Sandy Scherer, representing the Waukesha County Department of Parks and Land Use, to consider the rezoning request of Soli Deo Gloria LLC, c/o Petra and Mike Dekan, Registered Agents, 187 Crooked Stick Pass, North Prairie, WI 53153 for property located in the SW ¼ of Section 1, in the Town of Ottawa.

The hearing was open to the public. Chairman Arrowood stated that this request had been approved conditionally last fall, but the petitioners had not yet satisfied the condition of approval. Planner Scherer explained the petitioner's request is for an appropriate easement and to possibly change the location and size of the trail easement and that is the purpose of the hearing today. Marlin Johnson – 1234 S. Waterville Rd. - was present in the audience on behalf of the Ice Age Trail. He explained that they were trying to work with the owners request to relocate the trail. The owners were requesting the trail be moved alongside the road. Petra Dekan, owner, was also present in the audience. Supervisor Goodchild asked if there was a written agreement regarding the requested relocation of the trail? Mr. Johnson stated that no written agreement has been made, and that it has just been discussion. Commissioner Kershek asked Ms. Dekan her reason for requesting that the trail be moved? Ms. Dekan stated it was a privacy issue. She further stated they will build on the 60 acres and will need an extension to the six months to do the CSM. Commissioner Kershek asked Mr. Johnson where the IATA would like to see the trail? Mr. Johnson responded that ideally, they would like the trail along the east lot line, but they want to make sure they have a trail. Supervisor Goodchild explained that ownership will change, acreage will be split and sold, and we should consider where the Town wants the trail in accordance with the Town's Park and Open Space Plan. The trail corridor was planned for the east side of property. William Bosenbecker – Parry Rd – was also in the audience. He stated that the Ice Age Trail is a national scenic trail and it was on the Town's Park and Open Space Plan before the petitioners purchased the property – they should have checked. He inquired if the easement for the trail was already in place when the property was sold? Planner Scherer answered that the trail corridor was planned for but the easement is not existing. Supervisor Goodchild stated that the petitioner has a plan to subdivide and change the zoning. Commissioner Weber stated that the trail is a big consideration. This may be the only time to recognize the existing plan for the Ice Age National Scenic Trail and this provides an opportunity to get the trail in the appropriate location.

Kylee Fernor – Ms. Dekan's daughter – W354 N54802 Lisbon Rd., Oconomowoc, responded that she is purchasing the 20 acres. She added that they are not requesting to remove the trail, but to place it on the roadside of the property. The trail was never disclosed during purchase. There was no other public comment.

Commissioner Kershek made a motion to close the Public Hearing. It was seconded by Commissioner Hausser and carried unanimously.

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

The first item on the Agenda was for Soli Do Gloria LLC (Dekan) request to amend the condition of a prior conditional rezone. Planner Scherer read from her report. The specific request today is for relocation of the Ice Age Trail easement that was required as part of the previous conditional rezoning approval. Supervisor Goodchild stated that property owners come and go, where does the Town want the Trail? Commissioner Kershek asked if we were making a recommendation, or does the County make the final decision? Planner Scherer responded the County would make final decision.

Supervisor Goodchild made a motion to deny the request to relocate the Ice Age Trail easement per the recommendation of the Town Planner and to grant an extension until December 8, 2017 for the petitioners to submit a CSM for review. It was seconded by Commissioner Weber and carried unanimously.

The next item on the Agenda was for Badger Kart Club (BKC), W377 S1851 N. Gramling Lane, - request to amend the 2017 racing schedule for special event race weekends and present their annual report. George Sieracki was present on behalf of BKC. He stated that the club has grown. They also have a new track sponsor – Wolf Paving. They are considering running a grill also. Planner Scherer read from her Memorandum. She stated that they must amend their CU to change the start times. Planner Scherer stated that approval could be given now, but conditioned upon amending the CU for the future.

Commissioner Mundschau made a motion to approve the schedule with the conditions of the Town Planner and a conditional use amendment this spring. It was seconded by Commissioner Kershek and carried unanimously.

The next item on the Agenda was for Rodney and Pam Weiss, W370 S1501 Utica Rd., request for more than two accessory buildings. The Weiss' were present. They stated that they plan to remove one shed. They want to retain a shed and garage and build a new garage. Commissioner Kershek asked what was the intended use of the new structure? Mr. Weiss stated it would be for storage. It would have an 8 ft. overhead door but no driveway extended to it.

Commissioner Kershek made a motion to approve the application for an additional accessory building with the conditions that the other accessory building be removed as proposed and the buildings be used for personal use and storage only. Commissioner Hausser seconded the motion and it carried.

The next item on the Agenda was for Duane and Beth Schroeder, S48 W34399 Rue Chantilly, consideration of lot size to include the use of shared outlot relative to number of animal units on the site. Planner Scherer read her Memorandum. Chairman Arrowood stated that if they were to consider the outlot contiguous, there should be a lease agreement required with the neighbor so they are compliant.

The next item on the agenda was the review of a draft of the County Zoning Map for the Town of Ottawa. Planner Scherer explained the update, and a draft map was provided to the Town. The Town has until March 13<sup>th</sup> to comment on the draft map.

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

There was no correspondence.

There were no public comments.

Commissioner Hausser made a motion to approve the minutes from the meeting held on December 5, 2016, as corrected. Commissioner Weber seconded the motion and it carried unanimously.

Commissioner Kershek made a motion to adjourn. The motion was seconded by Commissioner Hausser and carried unanimously.

Respectfully submitted,

Lori Geyman

Deputy Clerk, Town of Ottawa