

OTTAWA PLAN COMMISSION
Meeting Minutes
March 4, 2024

The Ottawa Plan Commission conducted a joint public hearing with Sandy Scherer, representing the Waukesha County Department of Parks and Land Use, to consider amending the Town of Ottawa Comprehensive Development Plan (CDP) map adopted in 2009 for property owned by Elizabeth Z. Sucevic and Borislav Sucevic, etal, W377 S5351 Pretty Lake Road Dousman, WI, 53118, as follows:

Amend the Town's CDP Plan map from the Agricultural 10-acre category to the Suburban Density Residential II category (3-4.9 acres per DU), consisting of approximately 6.9 acres to be amended.

Chairman Rupp read the legal notice into the record. Planner Scherer indicated this meeting was properly noticed. Beth Sucevic was present.

The meeting was opened for public comment.

Commissioner Kershek asked about the easement and if it went back to other properties. Planner Scherer indicated it currently serves three properties. The proposed lot would be the fourth lot not abutting a public road served by this easement. He also asked if surrounding residents were notified. Planner Scherer stated it was not required to notify each surrounding resident individually, but the request was properly noticed in the paper.

Commissioner Mundschau asked how the property was to be split. Planner Scherer referred to the exhibit and stated the parent parcel has a residence and outbuildings, and the part to be split is the vacant land to the west.

Discussion of the request ensued about how the request was not compatible with the CDP and would lead to spot zoning as a rezone is also required; would require a Driveway Access and Maintenance Agreement; a CU amendment for the in-law unit; a County CDP amendment; and finally a CSM.

Commissioner Hausser asked what determines how many lots can be off of the same road. Planner Scherer indicated the zoning ordinance allows two, although the ordinance also states the Town and County can consider additional lots as there are certain cases where more have been allowed.

Commissioner Wiedenbauer asked if the remaining lot would be ok with the number of outbuildings already on the property. Planner Scherer replied that it probably would be ok due to the 3.9 acres remaining but would require reapproval at the (proposed) lesser lot size. They are allowed 2% of the lot size for accessory buildings.

Beth Sucevic explained that currently the property has an in-law suite where their son resides, and they were wanting to split the property for their daughter to live there. They do abut Pretty Lake Road, so maybe the driveway could be relocated if necessary.

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

Chairman Rupp called the regular meeting of the Town of Ottawa Plan Commission to order. Roll call attendance was taken; Commissioner Hausser, Commissioner Mundschau, Commissioner Bennett, Commissioner Kershek, Commissioner Wiedenbauer and Supervisor Graham were present.

First on the agenda was the request by Elizabeth and Borislav Sucevic, etal to amend the Town's CDP map. Planner Scherer read her report into the record.

Commissioner Kershek asked if the mother-in-law unit was a separate build. Planner Scherer replied that it is part of the house.

Commissioner Kershek asked for clarification of the easement width. Planner Sherer clarified if it serves two or more lots or houses it has to be 66' in width.

Commissioner Mundschau commented that the Town has always stuck to the density program. If this is approved it opens the door for more spot zoning.

After further discussion, Commissioner Kershek made a motion to deny the petitioners request to the Town Board based on the Planners analysis and recommendation. It was seconded by Supervisor Graham and carried unanimously.

Chairman Rupp recused herself. Supervisor Graham chaired the meeting.

The next item on the agenda was the Final CSM and any necessary waivers for the State of Wisconsin Department of Natural Resources property located on the east side of Waterville Road between Parry Road and Manor House Road.

Planner Scherer read her report into the record.

Commissioner Kershek asked if the Town Engineer had any comments. Planner Sherer indicated there was nothing additional for the Engineer to comment on.

Commissioner Kershek asked about gas lines. The discussion was they would be along the road not on the property.

Commissioner Mundschau made a motion to approve the Final CSM for the 10-acre land division, with the waiver of #18 and subject to the Planner conditions. The motion was seconded by Commissioner Hausser and carried unanimously.

Chairman Rupp returned to chair the meeting.

The zoning violation list was reviewed.

There was no correspondence.

There was no public comment.

Supervisor Graham made a motion to approve the minutes of the February 5, 2024 Plan Commission meeting. The motion was seconded by Commissioner Bennett and carried unanimously.

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

Respectfully submitted,

Mary Barnhart
Deputy Clerk, Town of Ottawa