

OTTAWA PLAN COMMISSION

Meeting Minutes

May 6, 2024

Chairman Rupp called the regular meeting of the Town of Ottawa Plan Commission to order. Roll call attendance was taken; Commissioner Hausser, Commissioner Bennett, Commissioner Kershek, and Commissioner Wiedenbauer were present. Commissioner Mundschau arrived at 6:01 pm.

First on the agenda was the request by Boyd and Susan Miller, W349 S4904 Kingdom Dr. Dousman, for a Conceptual Land Division and any necessary waivers. Matt O'Rourke, LandTech Surveying, 111 W. 2nd St., Oconomowoc, was present on behalf of the Millers.

Planner Scherer read her report into the record.

Commissioner Kershek asked if a ROW was being added to the lot. Planner Scherer replied no, the lot was originally shown as gap parcel, it has recently been assigned a tax key number and would like to add the lot to their lot. Mr. O'Rourke stated they are not going to do anything additionally with the excess road ROW width of Waterville Road.

Commissioner Mundschau asked if the existing house was going to be torn down. Mr. O'Rourke stated they would remove it after the new one is built.

Commissioner Bennett asked about the multiple access points to the property. Planner Scherer indicated the Town is asking for no access to Waterville Road due to the steep slopes.

Commissioner Kershek made a motion to waive #10 on the Planners comments so the petitioners can move forward with the Preliminary CSM and to hold off on approving #14 until the Town Engineer has a chance to comment. The motion was seconded by Commissioner Mundschau and carried unanimously.

Next on the agenda was the request by Caitlyn and Charlie Krumscheid, S25 W36024 Hay Ct., Dousman, for a Hobby Kennel Permit. The Krumscheid's were not present.

Planner Scherer indicated they wanted to update their Hobby Kennel Permit which was approved in February 2024, to include an additional dog.

Commissioner Kershek made a motion to approve the Hobby Kennel Permit request to include Trudy a Chihuahua, Hank a German Shepherd Mix, Lucy a Lab Mix, and Buddy a Beagle Mix. It was seconded by Commissioner Bennett. Commissioners Hausser, Bennett, Kershek and Mundschau approved the motion. Commissioner Wiedenbauer abstained.

Next on the agenda was the request by Paul Mainz S35 W38226 Dolmar Park Rd., Dousman, on behalf of the School Section Lake Management District, for a Site Plan/Plan of Operation for a storage shed. Mr. Mainz was present.

Planner Scherer read her report into the record.

Commissioner Bennett asked if any fuels are allowed there. Mr. Mainz indicated they have a diesel fuel storage tank on site already.

Commissioner Mundschau asked if this building would be large enough. Mr. Mainz said it would be, as this is what they can afford to build to keep their tools in.

Commissioner Mundschau made a motion to recommend approval of the Site Plan/Plan of Operation to Waukesha County, providing it follows the conditions laid out in the Planner's report. The motion was seconded by Commissioner Bennett, and passed unanimously.

Next on the agenda was the request by Andrew and Sharon Winslow, S60 W38094 CTH CI, Dousman, for consideration of an unorthodox building. Sharon Winslow was present.

Planner Scherer reviewed the building plans and the ordinance pertaining to an unorthodox building style. The proposed building will be used for different types of storage.

Commissioner Mundschau asked if there is a reason they want a shipping container building.

Ms. Winslow said there is an immediacy of getting a building up to contain items currently stored outside as they are in violation for junk. The shipping containers will be painted blue and white to match current structures on the property. They will have concrete base pads/footings.

Commissioner Bennett asked if exceptions have been made in the past to allow shipping containers. Planner Scherer noted that shipping containers are not allowed other than on some industrial properties.

Commissioner Wiedenbauer asked about the timeline to complete a standard building.

Planner Scherer stated the building must be completed within 18 months after the permit is issued.

Commissioner Kershek made a motion to permit the construction of an unorthodox building using shipping containers, providing they are incorporated into a building and obtain the necessary permits. Taking into consideration this is on 18.3 acres, zoned for Agricultural Density District 10, the building will be located behind the residence and away from CTH CI, and there is already an existing greenhouse business on the property. Future shipping container building requests brought before the Plan Commission should be considered on a case-by-case basis on business type properties and are not favored on residentially zoned properties. The motion was seconded by Commissioner Hausser and carried unanimously.

Next on the agenda was the request by Andrew and Sharon Winslow for revisions to their existing Site Plan/Plan of Operation including but not limited to a new barn/machine shed constructed partly from shipping containers.

Planner Scherer read her report into the record. It was suggested items #14 and #23 include the wording "prior to the issuance of any permits including any zoning and building permits". She also clarified the wagons used as roadside stands shall be stored a minimum of 20 feet from the north lot line when not in use.

Commissioner Kershek asked if the compliance issues have been resolved. Planner Scherer indicated amending the SPPO will help with resolving them. The petitioners have been cooperative in resolving the issues and things are better already.

Commissioner Mundschau made motion to approve the updated Site Plan/Plan of Operation including the modifications suggested by the Town Planner for #14 and #23. The motion was seconded Commissioner Bennett and carried unanimously.

The Zoning Violation list was reviewed.

Next on the agenda was correspondence. Planner Scherer thanked the Town for the get well card sent to her.

There was no public comment.

Commissioner Kershek made a motion to approve the minutes of the March 4, 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 Commissioner Kershek and carried unanimously.

Respectfully submitted,

Mary Barnhart
Deputy Clerk, Town of Ottawa