

OTTAWA PLAN COMMISSION
Meeting Minutes
August 5, 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 the Conditional Use request of Kalvin Klimeck (applicant) for property owned by Adam Craft, S34 W38049 Dolmar Park Road, Dousman, WI, 53118, to obtain a Conditional Use (CU118) to conduct land altering activities in conjunction with the construction of a pond and berms on property described as follows:

Parcel 3, CSM No. 711, Volume 4, Page 293, and a 1/16th interest of a 60-foot strip east of and adjacent to Parcel 8 (extending from Dolmar Drive on the south to the northerly line of Parcel 8 extended east) of CSM No. 710, Volume 4, Page 291, all located in the SE ¼ of Section 17, T6N, R17 E, Town of Ottawa. More specifically, the property is located at the Dolmar Park address cited above (Tax Key No. OTWT 1652.998).

Chairman Rupp read the legal notice into the record. Planner Scherer indicated this hearing was properly noticed.

The hearing was opened for comment.

Kalvin Klimeck (applicant) was present on behalf of property owner Adam Craft who was not present.

Mr. Klimeck of Ross Professional Solutions was contracted to design and obtain approval for the pond and two berms, one on the south side of the pond and one on the north side.

Marilyn Herbert, S35 W3872 Dolmar Park Rd., stated land altering activities have already begun. Trees have been planted in berms and have already died due to not being watered.

Mr. Klimeck explained this project started before covid, but stopped when covid hit because Mr. Craft couldn't find a contractor to work with. Mr. Craft was now ready to move forward, but needed to start over due to not obtaining the permit and not starting the project within the initial timeline.

Being there were no further questions or comments, Commissioner Hausser made a motion to close the public hearing. The motion was seconded by Commissioner Wiedenbaur and carried unanimously.

Chairman Rupp called the Plan Commission meeting to order. Roll call attendance was taken. Commissioner Hausser, Commissioner Wiedenbaur and Commissioner Mundschau were present.

There was no public comment.

Next on the agenda was the Conditional Use request by Kalvin Klimeck to conduct land altering activities in conjunction with the construction of a pond and berms on property owned by Adam Craft.

Planner Scherer read her report into the record.

Chairman Rupp asked how the pond would be filled. Mr. Klimeck stated it would be filled with well water to start and then nature (rain) would take its course.

Mrs. Herbert asked what self-draining means. Mr. Klimeck explained that water internally drains back into the pond. The pond has a synthetic liner and also has an outflow pipe, if needed, for when the pond reaches a certain level to keep that level consistent. Rock rip rap surrounds the entire pond.

Mark Britner, W377 S3439 Lake Dr., asked what the area around the pond was? It was determined the berm was made up of excess fill.

There will be no aerator for the pond. There was concern about the pond being treated with chemicals and about the excess treated water running off into the wetland. Mr. Klimeck stated he didn't know if Mr. Craft would treat the pond and also stated that a natural kettle exists in the area where the pond is being dug and it currently runs off into the wetland. Mrs. Herbert commented that water is natural rainwater – not treated water. Planner Scherer indicated the WDNR was notified of the public hearing.

Commissioner Hausser asked Mr. Klimeck if he designed the pond. He stated he did not, his staff designed it. He is an engineer and surveyor. He reviewed the pond for conformance to standards.

The pond will not be stocked with fish.

Mr. Britner asked Mr. Klimeck how many ponds he has installed. Mr. Klimeck replied he has designed approximately 150 subdivisions each with one to five ponds.

Commissioner Mundschau made a motion to approve the Conditional Use request of Adam Craft based on this being approved once before and based on the Town Planner's recommended conditions. The motion was seconded by Commissioner Wiedenbauer and carried unanimously.

The zoning violation list was reviewed.

There was no correspondence.

Commissioner Hausser made a motion to approve the minutes, as corrected, of the July 1, 2024, Plan Commission meeting. The motion was seconded by Commissioner Mundschau and carried unanimously.

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

Respectfully submitted,

Mary Barnhart
Deputy Clerk, Town of Ottawa