

OTTAWA PLAN COMMISSION
Meeting Minutes
December 2, 2024

The Town of Ottawa and Sandy Scherer, representing the Waukesha County Department of Parks and Land Use – Planning and Zoning Division, conducted a Joint Public Hearing to consider a Conditional Use request and related Site Plan/Plan of Operation of Melissa and Lucas Harwick, W342 S4125 Moraine Hills Drive, Dousman, WI, 53118, for an unspecified Conditional Use (CU121) for a greenhouse containing a specialty, organic cut flower operation on property described as:

Lot 28, Kettle Moraine Estates West Addition No. 1, part of the NE ¼ of Section 24, T6N, R17E, Town of Ottawa. More specifically, the property is located at the Moraine Hills Drive address cited above (Tax Key No. OTWT 1677.030).

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

Melissa and Lucas Harwick were present.

Joe Reinders, W345 S3940 Virgin Forest Dr., Dousman, stated the Harwick's were great neighbors, but he doesn't want to live next to an active business even though he understands it is permitted in a rural residential area. He doesn't want a retail farming operation next to him that could lead to parking, noise, large truck and traffic concerns such as pick up and deliveries. A green house supporting limited business use is ok.

Joe Gaentuer, W342 S4135 Moraine Hills Dr., Dousman, agreed with Mr. Reinders comments and that the Harwick's were great neighbors and added that he didn't otherwise see an issue with this request.

Commissioner Kershek asked the Harwick's to describe their operation.

Melissa Harwick stated they have been an established LLC since 2017. They are not certified organic, but they do grow organic flowers. They grow predominantly from seed, but also order in plugs and bulbs. Everything they do is natural (no use of chemicals); they have integrative pest management and use seaweed and eggshells for fertilizer. They sell at farmers markets. They offer a bouquet subscription, mostly picked up at farmers markets, with limited pickup at the home or limited delivery from the home during the daytime only. The flower arranging is done in the garage. They sell wholesale to local florists and transport the flowers themselves. The greenhouse would allow them to extend their growing season potentially from Valentine's Day through Christmas. At one time they sold excess produce from a picnic table at the end of the drive, but no longer do that and will not have a roadside stand.

Mr. Reinders asked how the additional water use will affect the water table. Mrs. Harwick indicated they use a drip tape controlled by pressure valves designed by the USDA which allows them to irrigate without excessive water usage. There will be no outdoor lighting.

Commissioner Mundschau asked about the size of the property. Planner Scherer indicated it was three acres and, in this case only, the greenhouse would not count toward building footprint.

Planner Scherer asked about the hours of operation. Mrs. Harwick replied they will vary because they work during daylight hours. They do not work after dark.

Mrs. Harwick asked if they could put the plastic cover over the greenhouse prior to final approval of the CU/SPPO in order to be able to prepare for the spring growing season. Planner Scherer stated this wasn't anything the Plan Commission could decide, that would have to be the Zoning Administrator's decision.

After there was no further discussion, Commissioner Kershek made a motion to close the Public Hearing. The motion was seconded by Commissioner Bennett and carried unanimously.

Chairman Rupp called the regular meeting of the Plan Commission to order. Roll call attendance was taken; Commissioners Wiedenbauer, Mundschau, Bennett, and Kershek were present.

First on the agenda was Public Comment. There was no public comment.

Next on the agenda was the request by Melissa and Lucas Harwick for a Conditional Use and Site Plan/Plan of Operation for a greenhouse containing a specialty, organic cut flower operation.

Planner Scherer read her report into the record.

Commissioner Kershek made a motion to recommend to the County Park and Planning Commission to approve the Conditional Use for the polystructure and SPPO and modify the site plan based upon the petitioners not having a roadside stand, and recommend to the County Zoning Administrator to allow the structure to be covered prior to final approval of the CU/SPPO at their own risk. The motion was seconded by Commissioner Wiedenbauer and carried unanimously.

The violation list was reviewed.

There was no correspondence.

Commissioner Bennett made a motion approve the minutes of the August 5, 2024 Plan Commission Meeting. The motion was seconded by Commissioner Kershek and carried unanimously.

Commissioner Bennett made a motion to adjourn. The motion was seconded by Commissioner Mundschau and carried unanimously.

Respectfully submitted,

Mary Barnhart
Deputy Clerk, Town of Ottawa