

OTTAWA PLAN COMMISSION

Meeting Minutes

July 1, 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 the Conditional Use request (CU117) and related Site Plan/Plan of Operation request (SP247) of Cole and Lauren McKenna, W345 S3751 Moraine Hills Drive, Dousman, 53118, for the construction of an in-law unit. The subject property is described as part of the NW ¼ and SW ¼ of Section 13, T6N, R17E, Town of Ottawa.

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

Lauren McKenna was present.

Karen Sveom, W345 S3689 Moraine Hills Dr., Dousman, asked if the in-law unit was separate from the main house or an addition. Also, would there be separate septic and electric. She is concerned about more properties being subdivided in the future. Lauren McKenna replied that the in law unit would be an addition to their existing residence and would have the same mailing address, they would share an expanded septic system and gas, but that the unit would have its own electric panel. Planner Scherer added that the lot cannot be subdivided.

Lauren McKenna explained that they are requesting the Conditional Use to allow family to continue to live with them. It is important for them to have parents/grandparents close by. They are designing the unit to blend into the structure of the current home. It will not be rented; it is for family only.

Ms. Sveom asked about future owners. Planner Scherer indicated a Deed Restriction will be required to be recorded as well as other conditions. Ms. Sveom asked about the connection between the addition and the existing residence. Mrs. McKenna indicated it will be connected by a breezeway. Ms. Sveom asked if there could be commercial use, such as Air B and B. Planner Scherer indicated these type of uses are not allowed unless the owners request the appropriate permit from the Town and County Planning and Zoning and Environmental Health Divisions as required. Ms. Sveom asked about the shed. The shed is to be removed.

Commissioner Kershek asked if they were using the existing septic system, gas lines, electric. Lauren McKenna stated they are using the existing septic, but they may have to move it. They are using existing gas and the unit will have its own electric panel as previously noted.

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

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

First on the agenda was the Payne and Dolan Annual Report. Bryanna Bucholtz and Clint Weninger were present on behalf of Payne and Dolan. Ms. Bucholtz reported the operations this past year have been similar to previous years, though they have been working on some site clearing, grubbing and overall site cleanup.

As for operations for the coming year, they did receive approval to operate a portable asphalt plant when needed – no plans to use that this year. Planner Scherer reminded them to get the permits issued before it expires.

Ms. Bucholtz indicated as they look ahead, they are looking to bring in additional contractors on site to do work with them and for them, and if that SPPO request is approved, it could bring increased activity to the site. Lannon Stone Products will be the main contractor and they are proposing a temporary job trailer, remodeling of the scale house, and signage replacement.

Commissioner Kershek asked how many employees are on-site. Ms. Bucholtz estimated four to six. Mr. Weninger thought two to three. Commissioner Kershek asked who their typical customer was during the last year. Mr. Weninger stated they were their own customer. Their product is used for private and commercial jobs. Planner Scherer asked, before Lannon Stone, how many vehicles were leaving the site. Mr. Weninger replied maybe 100 on a busy day. With Lannon Stone it will be busier than it has been.

Commissioner Hausser asked if the public can come in and buy product. Mr. Weninger replied no, because they are not licensed or insured to be on the site.

Commissioner Mundschau asked about the water table. Mr. Weninger indicated that the water table stays fairly level.

Commissioner Mundschau made a motion to accept the Payne and Dolan Annual Report. The motion was seconded by Commissioner Wiedenbauer and carried unanimously.

Next on the agenda was the Site Plan/Plan of Operation for Payne and Dolan, Inc. to allow additional contractors at the Dousman Aggregate Site.

Planner Scherer read her report into the record.

Mr. Weninger explained that the material remaining at the Dousman site is more difficult to process. They have worked with Lannon Stone at other sites and Lannon Stone has the ability to process this type of material.

Commissioner Mundschau asked if the land was being leased. Commissioner Hausser asked what is required to more easily process the material. Mr. Weninger stated they have entered a long-term lease agreement with Lannon Stone to process and sell products outside of the asphalt area. Payne and Dolan will still own and be responsible for the site (obtain permits, etc.) and will also operate the asphalt plant. Lannon Stone has the ability to pull the material from the dirty clay and be able to put the remains back for reclamation. There will be an increase in activity, but will probably remain less than what the level of activity was for Vulcan when they owned it.

Commissioner Bennett asked what is driving the need for this relationship with Lannon Stone. Mr. Weninger stated it's driven by demand.

Commissioner Mundschau made a motion to approve the Site Plan/ Plan of Operation for Payne and Dolan, Inc. to add additional contractors. The motion was seconded by Commissioner Wiedenbauer.

After additional discussion, the motion carried unanimously.

Next on the agenda was the request by Cole and Lauren McKenna for a Conditional Use and Site Plan/Plan of Operation for an in-law unit.

Planner Scherer read her report into the record.

Commissioner Mundschau asked what happens if they sell the house. Planner Scherer explained the deed restriction goes with the property as long as the Town Plan Commission and Waukesha County Park and Planning Commission approve.

Commissioner Bennett asked if the new three car garage was in addition to the existing two car garage. Mrs. McKenna confirmed that it was.

Commissioner Kershek moved to approve the McKenna's Conditional Use and Site Plan/Plan of Operation request for an in-law unit. The motion was seconded by Commissioner Bennett and carried unanimously.

Next on the agenda was the request by Greg Aukofer, W386 S4933 CTH ZC, Dousman, for more than two accessory buildings on his property.

Greg Aukofer was present.

Planner Scherer reviewed the information included in the packet. She noted he will be 90' from the C-1, 40' from the lot line whereas 30' is required, and will need a PSE from the County EHD. He would like to keep all of his buildings if he can and use them as a "she shed", wood shed, and chicken coop after he fixes them up.

Mr. Aukofer explained the building would be used for a garage, workshop and storage. The workshop will be for personal use only.

Mr. Aukofer had a revised plan to move the door on the proposed 30' x 60' building due to having to change the location slightly and the effect of the grade in that new location. He will provide the revised plan and survey to Waukesha County. It will have two large doors side by side, 8' high x 16'.

Commissioner Kershek made a motion to approve the request for more than two accessory buildings on the property. The motion was seconded by Commissioner Mundschau and carried unanimously.

Next on the agenda was the request by John McConnell, W381 S5225 CTH ZC, Dousman, for more than two accessory buildings on his property.

John McConnell was present.

Planner Scherer reviewed the information included in the packet. She indicated the property has some natural resources features on it such as an NA3 site, hydric soils, wetlands, PEC, floodplain, and is on the POSP for DNR acquisition. The proposed use of the building is for a personal shop, personal car storage and cold farm storage for larger farm equipment. The existing buildings are also used for personal storage and a shop.

Mr. McConnell explained that he had to remove the existing building on his property because the posts rotted out and it was a safety hazard with the winter snow load. The new building he is proposing is a bit smaller. It will be partially heated, no bathroom, no kitchen.

Commissioner Mundschau made a motion to approve more than two accessory buildings on the property. The motion was seconded by Commissioner Bennett and carried unanimously.

Next on the agenda was the review of the Conditional Use and Site Plan/Plan of Operation for Shane Schlieve, W378 S5089 W. Pretty Lake Road, Dousman.

Mr. Schlieve was not present.

Planner Scherer read her memorandum into the record. She noted the property was inspected and the only condition of Mr. Schlieve's permit that required remediation was #4.

Commissioner Bennett made a motion that so long as Mr. Schlieve continues to be in compliance with the original conditions that were set forth in his permit last year he can continue to use the property as intended, as long as he remediates #4. The motion was seconded by Commissioner Hausser and carried unanimously.

The violation list was reviewed. Planner Scheerer requested guidance from the Plan Commission on a new violation (Jeske).

There was no correspondence.

During Public Comment, Jean Bosenbecker, S22 W35186 Parry Road, Dousman, thanked the Town for so quickly having replaced the sign on Waterville Road that was down due to an accident.

Commissioner Kershek made a motion approve the minutes of the May 6, 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