

**OTTAWA PLAN COMMISSION**  
**Meeting Minutes**  
**April 3, 2023**

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

The first item on the agenda was the request by The Preserve at Hunter's Lake Homeowners Association to construct a new boardwalk and pier on Outlot 4 of the Preserve at Hunter's Lake (Tax Key No. OTWT 1625.045). Planner Scherer read a joint memorandum from herself and Ben Greenberg, Waukesha County Senior Planner, into the record. Justin Steinberg, W356 S2945 Old Stonewall Ct. and Ben Shearer, S27 W35327 High Prairie Ct. were present representing The Preserve at Hunters Lake HOA. They stated there would be no railings on the boardwalk. The boardwalk would be constructed of treated lumber and the concrete pilings would be sunk into the wetland to help the boardwalk last longer. The pier is aluminum. The planned start date is winter of 2023. They would be adding signage stating it is private property of the HOA. There was further discussion about the location, pier length, and letting the old pier deteriorate rather than completely removing it which the DNR approved. Canoes are currently stored at a private residence and they currently launch at the public boat launch not at their pier.

Next on the agenda was the upcoming Farmland Preservation Plan updates. Planner Scherer made a presentation to the Plan Commission.

The Farmland Preservation Plan is in the discussion phase. Farmland Preservation has been designated on the Town's Land Use Plan as far back as 1995 through the present. A Countywide Farmland Preservation Plan was first adopted in 1984 and last revised in 2011. Updates are required every 10 years and an extension has been granted to the end of 2023 for this update. Currently, there is one request to enter the plan, no one has requested to leave. At this time the Waukesha County is looking for questions, comments, or concerns anyone may have early in the process. Please contact Waukesha County with any comments. If none, the County will seek to refresh the data in the plan and update the maps. The Towns of Oconomowoc and Eagle are not proposing any changes. Another reassessment will be conducted in 10 years. The process is ongoing and will be completed by the end of the year. DATCP must approve of any changes. Proposed legislative changes would increase the incentives for those participating in the program.

Chairman Rupp asked for a motion to move the Public Comment portion of the meeting to be next on the agenda. Commissioner Kershek made a motion to move the Public Comment to item #4 on the agenda. The motion was seconded by Supervisor Graham and carried unanimously.

First to speak for public comment was Robert Stekar, W358 S2870 STH 67. Mr. Stekar stated more communication was needed between the DNR, the Plan Commission and the Hunter's Lake Association before making decisions. Mr. Stekar mentioned the 1993 "Siepmann document" (#3) and indicated the Hunter's Lake Association was never brought into the discussion. Also, the proposed pier location is within 300' of the launch and this is a very busy area. He questioned how the public would be kept from using the pier when it is right by the launch, and questioned the purpose of the pier. Planner Scherer asked for clarification of the "Siepmann document" Mr. Stekar referenced and determined it was a Declaration of Restrictions for the Preserve at Hunter's Lake which is not enforced by the County or the Town. It was noted the parking area for the public launch has five parking spaces.

Mr. Scheerer answered Mr. Stekar's question about the purpose of the HOA pier which is to use the lake and would therefore be pedestrian in nature, adding there is 1800' of lake frontage for the single pier.

Rebecca Seymour, W358 S2854 STH 67, stated she supports Mr. Stekar's comments. They pay fees to their association for upkeep of the launch and parking area. They work to protect the lake from invasive species and want better communication. Their lake association keeps things clean/picks up litter, and this will add to the number of people in the area and more to keep clean. People may tie their boats up to the pier making it easier to put their boats on the lake.

Planner Scherer stated a condition in the Conditional Use allows for a maximum of five paddle boats and five canoes at the pier.

Nimish Vakil, W358 S2864 STH 67, commented the residents of The Preserve understand the pier is limited to five canoes and five paddle boats and it is not permitted for jet skis or motorized crafts to be moored at the pier. The issue of a gate was also raised in 2020.

William Seymour, W358 S2854 STH 67, supports comments about lack of communication and questions the new location. He inquired if this new location has been approved by the DNR, SEWRPC, and by Waukesha County Park and Planning Commission. Planner Scherer replied, per the Memorandum that was read into the record, Michele Hase from the DNR approved the floodplain information that was submitted, and the County received and approved both permit applications that were required. SEWRPC approval is not required as they are not an approving body.

Mr. Seymour commented the new pier appears larger and is concerned it is too large a footprint for the lake. Also, the former pier did not have a "T". It was noted the CUP allows a pier 30 feet in length with a "T" at the end which shall be no more than 20 feet across.

Carol Vakil, W358 S2864 STH 67, wants more thought put into how to restrict access to only those in the HOA. Can the signage also include things like invasive species, litter, etc.?

Mr. Stekar asked if the Preserve residents want to use the boardwalk, how are they getting there? He is also worried about the public using this access. Mr. Steinberg stated there are many options to get there – walk, ride bike, drive.

Rod Helm, 2828 STH 67, asked if there were any intentions to extend parking. Chairman Rupp stated the Town Board has no plans to extend parking at this time. Mr. Shearer stated the HOA has no plans to expand parking.

Robert Flosbach, S46 W36520 Carriage Dr., questioned if all property owners are aware of the HOA deed restrictions? Mr. Steinberg stated, if approved, this will all be brought up with the HOA membership. They will have a short document to summarize the use of the lake. Planner Scherer added that the Deed Restrictions may need to be revised as part of this effort and any revised document needs to be signed by all parties in order to be approved and be recorded. In addition, the Deed Restrictions should be provided to all owners as part of their closing documents, but that does not mean they read them of course.

Ed Hause, 2806 STH 67, would like copies of proposal documents submitted. Planner Scherer said he can obtain those from the Town Hall. Chairman Rupp instructed him to file a public records request with the Town Clerk.

Jim Braun, W358 S2488 Hunters Lake Rd., asked if this is a private pier and if it could be gated? Chairman Rupp replied it is for the residents of The Preserve (HOA). Discussion ensued about gating the area and it was determined this would not be practical.

The violation list was reviewed.

There was no correspondence.

Commissioner Mundschau made a motion to approve the minutes of the February 6, 2023 Plan Commission meeting. The motion was seconded by Commissioner Bennett and carried unanimously.

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

Respectfully submitted,

Mary Barnhart  
Deputy Clerk, Town of Ottawa