

OTTAWA PLAN COMMISSION
Meeting Minutes
August 7, 2023

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 rezoning request (RZ122) of Dan and June Pape, W395 S3611 Hardscrabble Road, Dousman, WI, 53118, to rezone a portion of their property from FLP Farmland Preservation District to the R-1 Residential District in order to divide land for a family member to construct a new residence.

Chairman Rupp read the legal notice into the record for the two hearings on the agenda. Dan and June Pape were present for the first hearing.

Planner Scherer indicated this hearing, as well as the second public hearing, were properly noticed. Chairman Rupp opened first hearing for comment.

Dan Pape explained he wanted to split a 1.2 acre parcel from his parcel to give to his daughter so she can build a residence. The lot is too small to farm therefore he is requesting the rezone to residential.

Beth Sucevic, W377 S5351 Pretty Lake Road, Dousman, Frank Murphy, 3495 CTH Z, Dousman, and Tom Maule, W377 S5273 Pretty Lake Road, Dousman, all stated they were in favor of the rezoning.

Commissioner Kershek asked if there were any existing outbuildings on the proposed 1.2 acre parcel. Planner Scherer stated there were not.

Commissioner Hausser made a motion to close the public hearing. The motion was seconded by Commissioner Mundschau and carried unanimously.

A second public hearing was then held to consider the Conditional Use request (CU94) of Elizabeth A. Sucevic, Borislav Sucevic, and Thomas C. Sucevic (applicants) for property owned by Scott and Suzanne Maule, W377 S5351 Pretty Lake Road, Dousman, 53188, to transfer the existing in-law unit Conditional Use from the current owners to the applicants.

Elizabeth Sucevic, Borislav Sucevic, and Thomas Sucevic were present for this hearing.

Planner Scherer stated the purpose of the hearing is to consider the transfer of the existing Conditional Use for the in-law unit from the Maule's (prior owners) to the Sucevic's who now own the property.

Chairman Rupp opened the hearing for comment.

Tom Sucevic explained that the in-law unit will not be rented. It is for him and his parents to be together and enjoy nice country living. That is why they would like the Conditional Use

transferred to them. They are ok with the conditions related to the transfer of the in law unit CU and the Deed Restriction.

Commissioner Kershek asked if there were any problems/complaints with the Maule's concerning the in-law unit. Both Chairman Rupp and Planner Scherer stated they received no complaints.

Commissioner Hausser 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; Commissioner Hausser, Commissioner Mundschau, Commissioner Bennett and Commissioner Kershek were present.

First on the agenda were Dan and June Pape requesting a rezone of a portion of their property from FLP Farmland Preservation District to R-1 Residential District in order to divide land for a family member to construct a new residence.

Planner Scherer read her report into the record.

Commissioner Mundschau stated that this request fits the definition of Farmland Preservation and this is what the program was designed to do, allow a 1-3 acre split of land for a family member to build on.

Commissioner Mundschau made a motion to recommend approval of the rezone as recommended in the Town Planner's Report to the Waukesha County Park and Planning Commission. The motion was seconded by Commissioner Kershek and carried unanimously.

Next on the agenda was Discussion of a Conceptual Land Division and Action on any necessary waivers for Dan and June Pape.

Commissioner Bennett questioned if there were any restrictions with soils preventing a well or septic. Planner Scherer replied there are well drained soils so there shouldn't be any issues, and that soil borings will be required to be submitted with the Preliminary CSM.

A question was asked if there will be horses in the accessory building closest to the common lot line as then the building should have a 50 foot offset. Mr. Pape indicated that his horses are housed in another accessory building on the property and this building is not used for housing animals.

Commissioner Kershek clarified that the remnant parcel was the main farm, serviced by a driveway, then asked if the new parcel would have to get approval for a driveway. Planner Scherer stated the driveway will be shared. An agreement would need to be drafted to cover the shared driveway.

Commissioner Kershek made a motion to grant waivers in the Town Planners Conceptual Land Division Report for items #14, #15, and #16, and review the waiver of #13 once the CSM is submitted to the Town Engineer. The motion was seconded by Commissioner Mundschau and carried unanimously.

Next on the agenda was the request by Elizabeth Sucevic, Borislav Sucevic, and Thomas Sucevic (applicants) to transfer the existing in-law unit Conditional Use from the Maule's to the applicants.

Planner Scherer read her report into the record.

The report was discussed by the Plan Commission members. It was noted the in law unit received a variance in 1998. One of stipulations is that the unit is prohibited from being rented. The issue of adoption relative to the Deed Restriction was mentioned by Commissioner Bennett, but that is not an issue in this case. There are a number of accessory buildings on the property that will require permitting follow up.

Commissioner Kershek made a motion to grant the transfer of the existing Conditional Use from Maule's to the new owners and have the violations, which were noted in the Planner's report, be handled as a separate issue. The motion was seconded by Commissioner Bennett and carried unanimously.

The zoning violation list was reviewed.

Planner Scherer shared correspondence from the Ice Age Trail Alliance newsletter regarding the WDNR's purchase and future plans for the use of an approximately 40-acre property in the Town of Ottawa (the Parry property).

There was no public comment.

Commissioner Bennett made a motion to approve the minutes of the June 5, 2023 Plan Commission meeting. The motion was seconded by Commissioner Hausser 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