

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

Monday, February 19th, 2018

Chairman Robert Peregrine called the meeting to order at 6:30 p.m. Commissioner's present include James Navin, Linda Bergman, Richard Garvey, Jim Roche, Pat Agnew and Terry Largent. Also present included Ben Greenberg of Waukesha County and Administrator/Planner Jeffrey Herrmann. Excused was Clerk/Treasurer Lori Opitz. For additional attendees see sign-in sheet.

1. **Approve Minutes for February 5, 2018 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the February 5, 2018 meeting minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Joint Public Hearing by the Town of Oconomowoc Plan Commission and a staff representative of Waukesha County to consider the request of David & Stacey Vecellio, The Cupola, to modify their existing Conditional Use Permit to expand the existing Parking lot used for special events on the property located at N88 W35490 Mapleton Road.**

Chairman Robert Peregrine called the public hearing to order at 6:30 p.m.

Ben Greenberg from Waukesha County stated the property is located at N88W35490 Mapleton Road and it is a 5 acre parcel on CW and the applicants are proposing to add a 300 x 70 parking lot with lights and access ways onto the existing use. He also stated the applicant was approved in 2017 as an Unspecified Conditional Use and is currently operating with a conditional use in an A-5 mini-farm district. Originally the applicant provided about 15 parking spots for the bride and groom and then the applicant would offer a shuttle for other guests in hopes to keep traffic to a minimum on site. Also, the applicant worked with the county's department of public works and came to an agreement by doing shuttle service they would not have to be required to do significant road improvements to accommodate the commercial site. He stated the petitioners have been working well with the Town and the County and the only concern the County has is if the conditional use terminates in the future would the owner's be willing to put down a bond to help cover the costs to remove the parking area and restore the property back to residential and that is currently being negotiated.

David Vecellio, N88W35490 Mapleton Road, stated he provides the venue, but nothing else. He also stated that nothing is prepared on site, everything is brought in by caterer's and the food has been prepared elsewhere before arriving to the venue and they are here tonight to ask for more parking spaces because shuttling is causing hardship and is a liability.

Administrator/Planner Herrmann questioned what the capacity of the barn is – which was stated at 200. He also stated the formula used to figure out parking spaces would be the same for a church which would be 1 space for every four seats which would equate to 50 parking spaces. Also, he reminded that the Town has a lighting ordinance

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

and that ordinance would have to be followed when placing the lighting around the proposed parking lot.

Dennis Waite, N88W35096 Mapleton Road, was concerned on what kind of impact this would have on the river.

Diane Waite, N88W35096 Mapleton Road, was concerned about the number of driveways that were allowed on the property, traffic would be a problem when CW is already congested and how the area is losing its agricultural setting and this was not in the game plan when everyone moved in the area.

Robert Swedberg, N359N9054 Brown Street, concerned that if this is approved, traffic is going to increase on CW; more than what it has.

Mary Jane Swedberg, N359N9054 Brown Street, stated she is a neighbor west of the property and feels event barns have been done tastefully, but wasn't sure of what kind of impact this would have on the area until after. She also stated instead of it being a rural area, it is now a commercial site. She is also concerned that the lights are lit up way too long and are visible from a half mile away, the area that is proposed for parking is too big and the area needs to be preserved and kept as a rural character area.

Mary Jo Carlson, 216 Volker Avenue, Waukesha, stated she works for the Cupola and stated the owners have done a really good job with venue and have put a lot of money towards making the area look beautiful, but parking is an issue and they need the parking spaces.

Sandy Smith, N87W35499 Mapleton Road, stated she lives across the street and the barn does not bother her and feels it is a good thing for the Town and is in favor of the request; her concern is the speeding on CW and feels that the speed limit on this road needs to be lowered.

Jacob Simenston, 3258 Upper Woodland Drive, Colgate – Is the son-in-law of the applicants. He stated everyone has worked really hard for this venue and the parking lot will not be an issue because it will stay in the family for a very long time.

Mike Gorlawski, N87W35399 Mapleton Road, lives across the street from the venue; he stated he has personally gone over and counted 30 cars in the parking lot when they have only been approved for 15 and went over what the Town and County told them they could do. He also stated he doesn't believe 100 parking spots are necessary for the business.

Dave and Stacey Vecellio, N88W35490 Mapleton Road, stated he has been over there a year and has only seen the community center rented three times and is pretty sure alcohol was being served there and he has very low light bulbs lighting the area.

Administrator/Planner Herrmann stated there is no decision to be made tonight and that this was an informational meeting and he will be preparing a report for the Board and the Board will make their decision at the next meeting which will be March 5th.

TOWN OF OCONOMOWOC

PLAN COMMISSION MEETING MINUTES

Chairman Robert Peregrine closed the public hearing at 7:13 p.m.

3. **Discussion on Hide a Way Bar & Grill, N55 W34657 Road E, Oconomowoc, Wisconsin regarding noise concerns on music outside the building.** – Administrator/Planner Herrmann stated he received a letter of complaint from an attorney representing area neighbors regarding the music at the Hide A Way. He also stated this was the first time he received any kind of complaint. Ben Greenberg stated he had received a complaint regarding the music from the neighbor on Road Q, so he checked into the CU and saw that they got approval from the Town, but have not come in to apply with the County for approval. He asked the person if they would like to file a complaint and he would then being able to pursue the matter further, however, the gentleman stated he was getting the information for informational purposes only. Ben then stated he had been in talk with Mike Sindorf in regards to hearing the Hide Away was making some minor changes inside without changing their site-plan; Ben stated he sent a letter to the owner letting them know they need to get up-to-date with the County regarding the music and their site-plan. He stated they have been cooperating and things are moving slowly and he just received more paper work from them shortly before the meeting tonight that he had not a chance to look at, but overall, he said there might be some confusion and probably not the best on communication on their end either. Chairman Peregrine suggested that Ben write a letter to the Hide Away letting them know they need to fix all the issues and making them complete with the County within a 60 day time period and he suggested that Administrator/Planner Herrmann to write a letter to the attorney asking who the clients are, their complaints and where they all live. Administrator/Planner Herrmann stated this will be brought back to a future agenda to discuss this further.
4. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:35 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer