

TOWN OF OCONOMOWOC
JOINT MEETING with TOWN PLAN COMMISSION & TOWN BOARD MINUTES

March 6, 2023

Chairman Robert C. Hultquist called the meeting to order at 5:29 p.m. Supervisors present included John Koepke, John Roelandts and Erik Mullett. Supervisor Terry Largent was excused. Also in attendance were Plan Commission Chairman Robert Peregrine, Commissioner's James Navin, Linda Bergman, Dione Funk, Jim Roche and Pat Agnew. Also in attendance were Police Chief Kristen Wraalstad, Highway Superintendent Sam Salzman, Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign-in sheet.

A Joint Public hearing between the Town Board and Town Plan Commission to consider amendments to the adopted Town of Oconomowoc Comprehensive Land Use Plan – 2035 for the of Terry D. & Jill Van Lare Revocable Trust, N68W37850 CTH K, Oconomowoc, Wisconsin, requests part of the property located on the northeast corner of CTH K and North Lake Road, in part of the SW ¼ and the SE ¼ and the SE ¼ of the NW ¼ of Section 21, T8N, R17E Town of Oconomowoc be amended from the Prime Agricultural category to the Commercial category to allow storage units and rental facility (Tax Key No. OCOT 0514.992.002).

Administrator/Planner Herrmann explained the purpose of the hearing and what the applicant is proposing to do with the land. He also stated that Chairman Hultquist will open up the public hearing and the petitioner will present his request to both the Town Board and the Plan Commission members and then at that time the Town Board and the Plan Commission will have the opportunity to ask questions of the petitioner. He also stated that the Town did receive numerous letters regarding this request and both the Town Board and the Plan Commission members have received a copy of each one of them and they will not be read at this time but if any one would like a copy of the letters received, they should contact the Town Clerk and a copy of each one will be supplied.

Plan Commission Chairman Peregrine stated the purpose of this hearing is to amend the prime agricultural category to the commercial category and this particular hearing should not be confused with the other hearings that will follow after this one, but this is strictly a hearing to see if the Land Use Plan for the Town be changed with this request.

Applicant Terry Van Lare stated where the property currently is located and it's adjacent to the current existing business he owns, Oconomowoc Landscape and is looking for this particular part of the property changed to commercial for storage units.

Commissioner Bergman asked if the proposed area was the area on the map that is black; the applicant stated that is the area in question.

Supervisor Roelandts questioned an area on the map whether or not there was wetlands; the applicant stated there are wetlands around the area in question

Supervisor Mullett questioned when the petitioner purchased the property and whether or not the subdivision next to it was established before and after; the petitioner stated he purchased the property in 2000 and Administrator/Planner Herrmann stated the subdivision was there before the property was purchased.

Administrator/Planner Herrmann asked the petitioner to state what the purpose is for the land; the petitioner stated to put storage sheds up. Chairman Hultquist asked if the petitioner knew how many. The petitioner stated he does not have a number at this moment and is at the initial stage.

Supervisor Mullett asked how many acres to be used for the proposal; Administrator/Planner Herrmann state it was 6 ½ acres.

Commissioner Bergman asked if the area in black follows around the wetlands; the petitioner stated yes.

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Administrator/Planner Herrmann asked if the land closest to Mallard Lane would stay agricultural or what the plans would be in the future; the applicant stated that land would stay agricultural.

Commissioner Roche asked if the light blue area on the map is owned by the applicant and the land that is not being used to develop the storage sheds if it was farmed; the applicant stated he owned the land and the land that is not being asked to be developed is rented out and is used to farm.

Chairman Robert C. Hultquist opened the public hearing at 5:39 p.m.

Chairman Hultquist asked before they start that there are a lot of people here today and the Boards would prefer not hear repetition and when they are called to speak to make sure they don't repeat the same thing as someone else and he asks that people limit their time to 3 minutes.

Richard Goodson, W376N6877 Mallard Lane, stated he purchased the property in 1999 and he is the first house on the left; he purchased the property because of the fact it is in a rural area. He also stated that he was at the County last week to hear the meeting regarding the request and the petitioner told the County he was thinking 500 storage units of various sizes but stated to each one of the Boards here tonight that he doesn't know how many units he is looking to do for the area and doesn't understand why we would take prime agricultural land and turn it into a commercial property and opposes the request.

Penny Urben, W376N6877 Mallard Lane, moved out here 5 years ago when she married Richard Goodson, stated she loves the rural area and bringing more commercial business in the area will disrupt the land and future generations and opposes the request.

Tom Kielich, W375N6844 Pheasant Run, stated he moved out here in the 90's and loves the area but having storage units will have to be lit up, which takes away from the rural area and storage units bring other people in the area than just Town residents and opposes the request.

Betty Koepsel, W376N6830 Mallard Lane, stated she move out here 25 years ago and stated the current business has disrupted the area with the noise, trucks and the dust. Does not think it's right that one person makes money for the business and the people in the area suffer and opposes the request.

Brian Carroll, W375N6896 Pheasant Run, stated the landscaping business has already disrupted the area and the storage units will disrupt it more and bring in more traffic and opposes the request.

Chris Krenke, W380N6961 N Lake Road, when he moved here years ago, and he opposes the request because he doesn't want to see the lights that go with the storage shed and the traffic.

Chairman Robert C. Hultquist questioned the petitioner as to why when he was asked how many units he was looking at for the area, he didn't know, but stated there were a few witnesses that had maps to show the potential for 500 units.

Chairman Robert C. Hultquist closed the public hearing at 5:55 p.m.

1. **Adjourn.** – Supervisor Roelandts made the motion to adjourn at 5:55 p.m. Supervisor Mullett seconded the motion. Motion carried by unanimous voice vote. Commissioner Bergman made a motion to adjourn at 5:56 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted
Lori Opitz, WCMC
Clerk/Treasurer