

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

Monday, March 19th, 2018

Chairman Robert Peregrine called the public hearing to order at 6:40 p.m. Commissioner's present include James Navin, Linda Bergman, Richard Garvey, Jim Roche, Pat Agnew and Terry Largent. Also present included Rebekah Leto of Waukesha County, Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees see sign-in sheet.

Joint Public hearing to consider the request of Cynthia Piskula, N8310 Parkview Dr., Ixonia, WI 53036, to amend the District Zoning Maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance for a portion of her property from the FLP Farmland Preservation District to the R-1 Residential District, on property described as follows: Located in the NE ¼ of Section 17, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N79W38213 McMahan Road. (Tax Key No. OCOT 0497.999), and consists of approximately 78 acres. The area to be rezoned consists of 3 acres in the northeast corner of the property, west of S.T.H. 67, and contains an existing duplex.

Chairman Robert Peregrine opened the public hearing at 6:42 p.m.

Rebekah Leto from Waukesha County stated the applicant is looking to take 3 acres from the 78 acres and move it from FLP Farmland Preservation District to the R-1 Residential District. She also stated there is an existing duplex on the property and what the applicant is proposing complies with the Town and County land use plan.

Cynthia Puskula, the applicant stated they are not changing any other use of the property and her and her siblings are trying to complete this before the parents are no longer around and eventually they will split the three acres down the road.

Administrator/Planner Herrmann asked the applicants to sign an extension of 90 days on the CSM so the Board can act on it in a timely manner.

Chairman Robert Peregrine closed this hearing at 6:50 p.m.

Immediately following the above public hearing, a second joint public hearing will be held to consider the rezoning request of F&M Snyder Family LLC (Owner), 634 David Street, Lake in the Hills, IL 60102, and Forward Development Group, LLC (applicant) 161 Horizon Drive, Suite 101A, Verona, WI 53593, to amend the District Zoning Maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance from A-T Agricultural Transition District to the R-2 Residential District to allow the development of a 71-lot single-family subdivision on an approximately 80-acre property located in part of the N ½ of the NW ¼ and part of the NW ¼ of the NE ¼ of Section 26, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W359N6280 Brown Street (C.T.H. "P") (Tax Key No. OCOT 0533.998.001)

Chairman Robert Peregrine opened this public hearing at 6:51 p.m.

Rebekah Leto from Waukesha County stated the parcel is roughly 79.5 acres and is currently zoned A-T (Agriculture-Transaction District) and the petitioner is asking to have it rezoned to R-1 (Residential). She also stated the property is located at the southeast corner of Snyder Lane and

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County Highway P and the petitioner is proposing to put in a subdivision that will be completed in four (4) phases that will home to 71 single-family homes. She also stated the proposal is consistent with the County and Towns comprehensive plan, which recommends low density residential development to a minimum of 20,000 square feet per lot and the subdivision would have two points of access; one from the north (Snyder Lane) and one from the south with the extension of Amy Lane. She also stated the developer would have to work the D.P.W and the City on a plan for a stop-light in that area because of the new school in the area.

Megan Rolefson, 6500 Brown Street, asked for the clarification of what phase would be the closest to Snyder Lane and if there was going to be a stop light for the subdivision.

Robert West, W357N6190 Spinnaker Drive, was concerned about the private park that is currently being utilized and used by the area residents and is concerned with the new subdivision going in, that the new owners would have access to this park, which they would not. He was also concerned with the wired fence on the property and requested the developer put in trees and or clean up the area and was also concerned about the traffic congestion.

Rick Mancuso, N61W352844 Spinnaker Drive, wanted to know how many entrances were being proposed; after hearing that there were two, he felt more entrances were needed and was concerned that there are no sidewalks being proposed in the plan when there will be more traffic in the area.

Gary Fehr, W358N6191 Amy Lane, was concerned that Spinnaker is about a 1,000 foot road with most of it being a blind curve and feels there are going to be a lot more accidents because of the increased traffic congestion and feels that Phase II of the new subdivision those people will take Amy Lane.

Lori Preston, W356N6196 Anchor Court, stated that Woodside Farms has 57 homes and has only one entrance.

Jeff Herrmann, Town Administrator stated that subdivision has a hub and one day it will get connected too when it is developed more which is the same in this situation; he stated Amy Lane was plotted with a hub/T connection with the intent that one day it will be connected to the new development.

Trish Kelley, W354N6163 Marina Drive, stated she is concerned with it being connected to Marina Drive because that will just invite the new residents to the private and park and the lake that they do not have access too.

Carol Wilson, 34643 Forest Bay Road, stated the residents of the Lakeview Acres pay for the park and it is there private-park.

Jeff Herrmann, Town Administrator asked if the issue was the path on Marina Drive or the subdivision; the audience replied it was both.

Sara Agamaite, W353N6010 Bayshore Circle, was wondering if road and traffic studies were done to handle the potential new traffic and if there has been environmental studies done to handle all the potential wells and septic's.

Rebekah Leto, Waukesha County stated there has not been any road or traffic studies done, but did state the area could handle the potential wells and septic's.

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Bill Deal, Megan Lane, wanted to know if there is a minimum square foot requirement for each of the homes.

Rebekah Leto, Waukesha County, stated the ordinance states 1,100 square feet, but does not feel you will find that many that will be that size; if any.

James Kophamel, W358N6181 Amy Lane, stated his property is at the end of Spinnaker and he has a ton of lights that get shined in his house and is concerned with the increased traffic with the new subdivision that will be even greater. He stated the two entrances should be off of Snyder Lane and was wondering if there is sufficient well water for the proposed 71 houses.

Rebekah Leto, Waukesha County stated an environmental test has been done to determine that and there is enough well water to handle the 71 houses.

Eric Dyrud, W357N6150 Spinnaker Drive, was also concerned with the number of houses proposed if there would be sufficient well water available.

Diane Fehr, W358N6191 Amy Lane, is concerned the impact of all of these houses will have on her septic and her well.

Gary Fehr, W358N6191 Amy Lane, was concerned who would be responsible once the road goes through the "T" by his house, who would fix and maintain it after it is ripped up.

Administrator/Planner Herrmann stated it would be the responsibility of the developer.

Rick Mancuso, N61W35844 Spinnaker Drive – He would like to know if there will be a chance if there is another access on Snyder Drive.

Diane Fehr, W358N6191 Amy Lane, wanted to know if there will be fire hydrants put up in the area for the increase housing.

Francella Graf, W357N6062 Bayshore Circle, stated she was glad everyone can voice their concerns regarding the new proposal, but since no one will get notified in the future regarding this plan, she wanted to know how one can find out.

Administrator/Planner Herrmann stated anyone can call the Town Hall and ask, or the Town's website will have the agenda's posted and he listed the areas throughout the Town where they are also posted.

Linda Nielsen, N61W35843 Spinnaker Drive, wanted to know of the current plan is set in stone and if changes could be made to the plan and is concerned once this starts the equipment that will go through and past her house for this development.

Erin Sondrol, W356N6068 Anchor Court, stated she feels that one of the entrances could be off of Brown Street.

Rebekah Leto, Waukesha County, stated that would be not be possible because the DPW would not allow another access off of Brown Street because of sight distance.

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Gary Moilanen, N61W35810 Spinnaker Drive, feels there will be too much traffic flow off of Amy Lane and would think that there would be a better access than Amy Lane. He also wanted to know how long this project is going to be since the outline shows it will be developed in phases.

Ed Cisek, W356N6189 Anchor Court, W356N6189 Anchor Court, is concerned if this goes through the burden it would have on the police and fire departments.

Jim Kophamel, W358N6181 Amy Lane, would like to know if this could be put on a ballot as a referendum and would like that to be considered.

Elizabeth Snyder, a member of the Snyder Family, stated the family has own the land since 1873 and the family has farmed for over 100 years, but things and times have changed and stated the family has a new vision for the property.

Jim Daniels, W357N6086 Bayshore Circle, stated the Amy Lane access is not a good choice and feels that it will add more traffic on Lake Drive and he would like to see both accesses come off of Snyder Lane.

Jason Melton, W354N6011 Bayshore Circle, wanted to know if Lake Drive would be made wider to accommodate the potential increased traffic flow this project will bring.

Chairman Robert Peregrine closed the public hearing at 7:42 p.m.

Chairman Robert Peregrine called the regular meeting to order at 7:50 p.m. Commissioner's present include James Navin, Linda Bergman, Richard Garvey, Jim Roche, Pat Agnew and Terry Largent. Also present included Rebekah Leto of Waukesha County, Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees see sign-in sheet

1. **Approve Minutes for March 6th, 2018 Town Plan Commission Meeting.** – Administrator/Planner Herrmann stated there is a typo on the agenda and that the minutes are actually from March 5th. Commissioner Navin Made the motion to approve the March 5th, 2018 minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** –

Mary Voelker, N52W34999 Lake Drive, stated she and her husband are in favor of the plans that The Waters of Okauchee are proposing for the area and think it is a wonderful idea.

Carol Wilson, 34643 Forest Bay Road, stated she has no problems with the plans for The Waters at Okauchee, but stated that Okauchee Lake Management is concerned with all the piers that are being asked for the area.
3. **Consider and Act on 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.** – Commissioner Roche stated he was concerned with the possible run off of the oil and gas from vehicles and what could it do to the neighboring areas. The petitioner stated he is working with storm water management at Waukesha County with these concerns. Commissioner Agnew stated his concerns with the

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Cupola and the Community Center and the traffic both of them bring to the area. Commissioner Bergman made the motion to approve 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 N88W35490 Mapleton Road per the recommendation of Administrator/Planner Herrmann's revised memo dated March 19, 2018. Commissioner Garvey seconded the motion. Motion carried by a 5 ayes, 1 nay and 1 abstaining with Commissioner Agnew voting nay and Chairman Peregrine abstaining.

4. **Discussion on Concept Plan for "The Waters at Okauchee" for a four (4) unit Condominium on property formerly owned by RDV, LLC, Comfort Investments LLC on property described as Lot 30 Map of Point Comfort Okauchee, part of the E ½ of Section 35, T8N, R17E, in the Town of Oconomowoc.** – The petitioner went over their concept plan regarding The Waters at Okauchee with the Board members and the Board members and Rebekah Leto from Waukesha County and each one of them exchanged questions throughout the discussion. At the end, the petitioner stated they would like to start working on this project soon.

5. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 8:43 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted-
Lori Opitz, WCMC
Clerk/Treasurer