

**TOWN OF OCONOMOWOC BOARD OF SUPERVISORS  
MEETING MINUTES  
December 17, 2012**

Chairman Robert C. Hultquist called the meeting to order at 6:00 PM. Supervisors present included John Koepke, Brian Wiemer, and Janis Husak. Supervisor John Roelandts was absent and excused. Also in attendance were Attorney Bill Chapman, Administrator/Planner Jeff Herrmann, Public Works Superintendent Owen Salzman, Chief Jim Wallis, and Clerk/Treasurer Jo Ann Lesser.

Those present stood to recite the Pledge of Allegiance.

**Approve Minutes from December 3, 2012 Town Board Meeting:** Supervisor Husak made a motion to approve the December 3, 2012 minutes as presented. Supervisor Koepke seconded the motion. Motion carried unanimously.

**Correspondence:** None

**Comments from the Floor on Agenda items or any other items:** Michael Todd of N52W35098 West Lake Drive; listed concerns of safety for pedestrians and vehicles at the corner by his home which is across from Foolery's Liquid Therapy. Mr. Todd would like to see signs up cautioning drivers of the sharp curve, to slow down and maybe to have road lines painted on the sides giving drivers indications of where the road is. Mr. Todd expressed concern for pedestrians walking or crossing the street. Chairman Hultquist asked Chief Wallis and Public Works Superintendent Salzman to look into the issue.

Paul Geisler the Police Chief for the City of Muskego expressed his strong urging to the Town Board that it would be a benefit to the town and its residents to switch to the City of Oconomowoc dispatch service. Chief Geisler listed two concerns he has with WCC (Waukesha County Communications) and they are the response time and the in progress calls. In progress calls were explained to be if someone calls into dispatch while an issue is in progress (a suspected drunk driver or theft), by the time an officer is dispatched and arrives to the scene it's no longer in progress.

Gail Dowling of Rolefson Road stated that the survey was completed last week and questioned if letters were sent out to the Road J/Oakdale residents. Administrator/Planner Herrmann stated that the letters will be mailed this week. Ms. Dowling also stated that cars are still using the driveway.

**Chairman Hultquist called the public hearing to order at 6:11 PM. Chairman Hultquist read the published notice to consider an amendment to the adopted Town of Oconomowoc Comprehensive Land Use Plan – 2035. The purpose of the public hearing is to accept public comment on the plan amendment as recommended by the Plan Commission. The proposed amendment is to change the land use designation on property owned by Terry Van Lare from "Low Density Residential" to "Commercial". The property is described as Lot 1 Certified Survey Map 7587, located in the NW ¼ of Section 26, T8N, R17E, in the Town of Oconomowoc, containing approximately 2.975 acres.**

Administrator/Planner Herrmann explained on the map the area where the property is located and explained that across County P the property is zoned commercial and lies within the City of Oconomowoc's limits.

Terry Van Lare stated that the property was able to hold 6 condominium units and questioned is the area was becoming a commercial corridor, and would it make sense to build condominiums on the property. Mr. Van Lare stated that he thought that if it were to be commercial he would put a satellite garden center there to sell flowers, mulch and maybe a Subway sandwich shop.

Linda Malmberg of W358N6181 Amy Lane was opposed to a fast food restaurant in her backyard as her property is directly behind the subject property. Ms. Malmberg also disputes that the area is a retail corridor, and that she would be more willing to accept a soft sell like the satellite garden center.

Administrator/Planner Herrmann stated that this is not to approve a zone change but a change to the land use plan. Herrmann also explained that if the town were to accept the land use change to commercial they would be obligated to accept a zone change and a business plan if this is approved tonight. It is not the intention to turn the property into a B-3 district.

Rick Parra of N73W36778 S. Shore Drive urged the Board to do some long range planning and to put some teeth into the ordinance to restrict the use.

Diane Fehr of W358N6191 Amy Lane questioned how this would affect property values.

Administrator/Planner Herrmann stated that access would be a huge issue and would be addressed with the city due to they have the property on the western side of the road.

Chairman Hultquist called for anymore comments and after hearing none closed the public hearing at 6:27 pm on a motion by Supervisor Husak and seconded by Supervisor Wiemer. Motion carried.

#### **NEW BUSINESS:**

- 1. Consider and Act on Ordinance to amend the Town of Oconomowoc Comprehensive Land Use Plan-2035, to change the land use designation on property owned by Terry Van Lare from "Low Density Residential" to "Commercial". The property is described as Lot 1 Certified Survey Map 7587, located in the NW ¼ of Section 26, T8N, R17E, in the Town of Oconomowoc, containing approximately 2.975 acres:** Supervisor Wiemer made a motion to adopt the ordinance amending the land use plan. Supervisor Husak seconded the motion. Supervisor Koepke stated he had concerns if the property would ever sell, what type of business would come in after that. Chairman Hultquist questioned why the plan commission changed their mind. Supervisor Husak stated that it was the opinion of the commission that across the road was commercial. Attorney Chapman questioned if the plan had a low/med/high intensity, and the response was that it doesn't, but that the ordinance can include that. Supervisor Wiemer rescinded his motion.
- 2. Consider and Act on Contract with City of Oconomowoc for Fire Protection for 2013:** Supervisor Husak made a motion to approve the 2013 fire protection contract with the City of Oconomowoc. Supervisor Koepke seconded the motion. Motion carried by unanimous voice vote.
- 3. Consider and Act on 2013 Annual 211 Partner Fee – Mental Health Association in Waukesha County:** Administrator/Planner Herrmann stated that this fee is for the 211 service, the town has never received this request before and does not have the amount requested budgeted for in 2013 and there is no obligation to pay it. Supervisor Wiemer made a motion to deny the payment as requested by the Waukesha County Mental Health Association. Supervisor Husak seconded the motion. Motion carried by unanimous voice vote.
- 4. Consider and Act on Certified Survey Map for Christine Gelb – W347 N6109 Road I:** Administrator/Planner Herrmann stated that the property line actually divides the home in half and that they are just combining the two properties into one. Supervisor Husak made a motion to approve the CSM combining the two properties. Supervisor Wiemer seconded the motion. Motion carried by unanimous voice vote.
- 5. Consider and Act on Application for Class B Beer License for Wisconsin Indoor Golf Center, LLC W359N5740 Brown Street Oconomowoc – Chris Verhoff, Agent:** Clerk/Treasurer Lesser stated that the motion should include all necessary paperwork needs to be submitted prior to the issuance of the license. Supervisor Husak made a motion to approve the Class B Beer Retail license for Wisconsin Indoor Golf Center, LLC subject to all paperwork being submitted to the Clerk's office. Supervisor Wiemer seconded the motion. Motion carried by unanimous voice vote.

#### **OLD BUSINESS:**

- 1. Consider and Act on Intergovernmental Service Agreement with the City of Oconomowoc for Dispatch Services:** Chairman Hultquist stated that Supervisor Roelandts submitted he comments to show he was in favor of approving this agreement. Supervisor Wiemer made a

motion to approve the intergovernmental service agreement with the City of Oconomowoc for dispatch services. Supervisor Koepke seconded the motion. Supervisor Koepke requested that the lines of communication stay open between the departments. Chairman Hultquist stated that he has the utmost respect for Chief Wallis and Chief Beguhn. Motion carried by unanimous voice vote.

2. **Consider and Act on Resolution Rescinding the Resolution that Authorized Participation in the Waukesha County Shared Dispatch Operation:** Supervisor Husak made a motion to approve the resolution rescinding the resolution that authorized participation in the Waukesha County Shared Dispatch operation. Supervisor Koepke seconded the motion. Motion carried by unanimous voice vote.
3. **Consider and Act on Parking Plan for Mapleton Community Center:** This item was taken off the agenda.
4. **Chairman Hultquist:** None
6. **Supervisor Reports**
  - a. **John Koepke:** None
  - b. **Brian Wiemer:** None
  - c. **Janis Husak:** Will not be present for the January meeting.
  - d. **John Roelandts:** Absent
7. **Attorney Chapman:** None
8. **Public Works Superintendent Salzman:** None
9. **Chief Wallis:** Recently went through the hiring process to fill a patrol vacancy, Andrew Preisler was recently hired part-time but will be working 40 hours a week.
10. **Administrator/Planner Herrmann:** Stated that the bids for the dam/bridge project came in 21% less than estimated. Will be meeting with Mark Mickelson this week about the dredging of the pond. Ayres will be working with the DNR on the dam failure analysis, it will be a change order item.
11. **Clerk/Treasurer Lesser**
  - a. **Consider and Act on New Operator Applications for Cassandra Kurtz and Danna Rosenthal:** Supervisor Husak made a motion to approve the operator license applications on the recommendation of Chief Wallis. Supervisor Wiemer seconded the motion. Motion carried by unanimous voice vote.
12. **Approve Vouchers and Checks:** Supervisor Wiemer made a motion to approve vouchers and checks subject to Administrator/Planner Herrmann's approval. Supervisor Koepke seconded the motion. Motion carried by unanimous voice vote.
13. **Adjourn:** Supervisor Husak made a motion to adjourn at 7:03 pm. Seconded by Supervisor Koepke. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC  
Clerk/Treasurer