

TOWN OF OCONOMOWOC

PLAN COMMISSION

FEBRUARY 1, 2010

Present: Acting Chairman Peregrine, Commissioners Navin, Garvey, Largent, Husak, Balthazor, Town Planner Herrmann, approximately 18 citizens

Waukesha County & the Town of Oconomowoc Joint Public Hearing-Kathy Frame-Amend Conditional Use to increase the number of horses from 19 to 35-W389N8640 Pennsylvania Street

Acting Chairman Peregrine opened the Public Hearing at 7:00 p.m. He read the notice in which Kathy Frame is requesting to amend her Conditional Use to allow 35 horses instead of 19. The Public Hearing was turned over to Mary Finet, Waukesha County Department of Parks and Land Use. Kathy stated that she has received approval for her manure management plan. She does not plan on having 35 horses at present, but may have that many in the future. There are no plans for additional buildings; at present there is one horse barn, 2 apartments for use by employees, and an owner's house under construction. In answer to questions from the Plan Commission Kathy stated that she will not be building any new shelters – she has enough for additional horses – and she can store 19 horses inside. She could add another ten stalls in an existing area.

The Public Hearing was closed at 7:07 p.m.

Waukesha County & the Town of Oconomowoc Joint Public Hearing – US Cellular – Conditional Use Permit to erect a communication tower and associated equipment on property leased from John Koepke – N67 W37123 C.T.H K.

Acting Chairman Peregrine read the notice in which US Cellular requests a Conditional Use to erect a communication tower on the Koepke farm. Jim Weinmann, representing US Cellular, distributed maps showing location of the proposed tower and coverage. It would be 115 ft tall and would be located west of the existing pole barns. He showed areas of low coverage and said there had been many complaints in the area of Hwy K and 16. With the increased use of iPods and Blackberries he stated there would have to be increased capacity. There were complaints of both cell phones and wireless internet. They tried to find a tall area, which is difficult in a rural area. The area chosen does have a hill. They would prefer a tower of 150 – 180 ft, but limited the height to 115 ft in part because of the proximity of the airport. He stated that the Town is lacking infrastructure. There is flexibility in their design.

Alan Koepke stated that the farm has always been open to hunters and he has improved the farm.

Jim Koepke gave a family history of the farm, stating they wanted to continue to be good neighbors. He stated that his daughter, an epidemiologist in California, had done research and had determined that there was no evidence of cell towers causing cancer.

In answer to Mary Finet's question, Jim Weinmann stated that he had permission from the FAA and he was waiting on a determination letter.

Karen Rudolph, W376 N6925 Mallard Ln. read a letter which is made a part of these minutes, in which she opposed the cell tower.

Jim Rudolph, He concurred with his wife in that they are not objecting to the aesthetics, but the health issue is their concern.

Pat Murphy, 650 E. Anderson, He is a part time flight instructor. He read the letter from Robert Newburg, owner and operator of Oconomowoc Airport, made a part of these minutes, in which he opposes the cell tower. He described flight patterns and how these would be affected by the cell tower.

David Sauer, 16635 Burleigh Place, Brookfield. He is a tenant at the airport. Why not use the water tower to the south? He flies a lighter plane and if in trouble would like more space beneath him. He opposes the tower.

Jim Weinmann stated that they had determined that the water tower was too close to existing towers. He also stated that they have towers at or near other airports.

Jim Hansen, N68 W37346 Hwy K Will real estate values be affected and should we be worried about health problems. There are schools close and how much radiation? Have you thought about the view? Holy Hill is visible from there. How about a cell tower master plan? Is this the "rare property" you were looking for? To John Koepke – Your roots are my roots

Betty Koepsel, W376 N6850 Mallard Ln, She supports KAREN RUDOLPH AND OTHERS. SHE HAS US CELLULAR AND HAS NO PROBLEMS WITH COVERAGE.

Janny Lee, N74 W36758 Lakeside Heights, She has 2 children who attend schools in the area. Are there studies regarding health risks? She has US Cellular and has no problems with coverage.

Linda Vaughn, N68 W47284 Hwy K, She lives adjacent to subject property. She worries about health risks, property values, 2 schools with a third proposed. According to the US Cellular Locator there is a small percentage of "fair coverage". She asks to deny.

Bill Koepsel, He is a US Cellular customer and has no interruptions.

Jim Hansen, He questioned an article in a newspaper regarding Oconomowoc and Ashippun joint AEA. Jeff informed him it was on the Plan Commission agenda and he could stay to hear that.

Tom Kulich, W375 N6844 Pheasant Run, He and his wife agree with Karen Rudolph's letter.

Juli Majewski, W375 N6878 Pheasant Run, She supports KAREN.

MARY FINET. THE PLANS SHOW A GENERATOR ROOM. WILL IT BE POWERED BY PROPANE? ANSWER WAS YES.

CATHY BALTHAZOR. **WOULD OTHER COMPANIES SHARE THIS BUILDING? ANSWER IS YES, BUT ALL BUILDINGS WOULD BE SCREENED.**

TERRY LARGENT. **DO YOU HAVE ANY INFORMATION REGARDING RADIATION?**

JIM WEINMANN. **THERE ARE MANY ARTICLES ON THE INTERNET.**

LINDA VAUGH, **SHE READ FROM us CELLULAR'S APPLICATION, WHICH STATES THAT THEY WANT THE TOWER NOW BECAUSE IT MAY BE TOO DIFFICULT TO OBTAIN IN THE FUTURE WHEN THE AREA HASA GROWN.**

NAVIN MOVED TO ADJOURN TO MARCH 1 TO ENABLE THE PLAN COMMISSION TO OBTAIN MORE INFORMATION. **SECONDED BY GARVEY. CARRIED UNANIMOUSLY.**

THE PUBLIC HEARING WAS CLOSED AT 8:10 P.M.

PLAN COMMISSION.

1. APPROVE MINUTES FOR JANUARY 4, 2010 PLAN COMMISSION MEETING.

NAVIN MOVED TO APPROVE THE MINUTES AS PRINTED. **SECONDED BY LARGENT. CARRIED UNANIMOUSLY.**

2. PUBLIC COMMENTS NONE

3. CONSIDER AND ACT ON SITE PLAN/PLAN OF OPERATION FOR ALFA COLLISION CENTER – N58 W39800 INDUSTRIAL DR
ROBERT HAMILTON APPEARED FOR ALFA COLLISION CENTER. HE HAD BEEN ISSUED STOP ORDERS BY THE BUILDING
INSPECTOR, WHICH HE QUESTIONED AND IGNORED. THERE WERE DIFFERENCES BETWEEN MR. HAMILTON AND JEFF AND
NOTHING WAS RESOLVED.

GARVEY MOVED TO HOLD THIS MATTER OVER FOR 2 WEEKS SO THAT THE PETITIONER AND THE BUILDING INSPECTOR
COULD RESOLVE THE MATTER. SECONDED BY NAVIN. CARRIED UNANIMOUSLY.

- **4. Consider and act on variance request (reconsideration) of John Lesko for an after-the-fact second story addition in the existing single family home – W384 N6087 Nakoma Drive.**

Husak moved to approve the variance based on the letter from Waukesha County Board of Adjustment date d December 15, 2009. **Seconded by Garvey. Carried unanimously.**

5. Consider and act on the Joint AEA application between the Town of Oconomowoc and Town of Ashippun.

Jeff explained that this is a joint effort. Farmers can get an additional tax credit of 2.5% for having their property in this enterprise area. There would be no impact on the Town's tax base. This is a voluntary program. This enforces our Land Use Plan. Garvey moved to approve the AEA application. Seconded by Navin. Carried unanimously.

6. Adjourn

Navin moved to adjourn. Seconded by Garvey. Carried unanimously.

ADJOURNED AT 8:40 P.M.

RESPECTFULLY SUBMITTED,

BETTY CALLEN, RECORDING SECRETARY