

TOWN OF OCONOMOWOC

PLAN COMMISSION

MARCH 1,2010

Present: Acting Chairman Peregrine, Commissioners Navin, Garvey, Largent, Husak, Balthazor, Town Planner Herrmann, Mary Finet, Waukesha County Parks and Land Use, approximately 24 citizens

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

Acting Chairman Peregrine opened the Public Hearing at 7:00 p.m. Jim Weinmann, agent for US Cellular, stated that the U.S. Government prohibits denial of permits based on health concerns. A study by SWRPAC determined that there is different information available than that which was used in 1996. Now there is information to support both sides. Jim stated that since this is a private airport there are no regulations as to height of a cell tower. Planes could go around the tower or the Town could impose height restrictions on the tower. Pilots also have rules and standards and if they adhere to these there should be no safety concern. Mr. Dickers from the DOA stated in an e-mail that even though the airport is not regulated by the FAA, following the guidelines of Federal Part 77 would allow a tower up to 97 ft. At 97 ft the tower could hold 5-6 co-carriers, but being down so low would not be attractive to them. Jim stated he understood that the airport may be sold; therefore, in the future none of this would be an issue and it would be possible to extend the tower if the airport were gone. 97 ft would be the height of the tower, including any antennae or lightning rod.

Bob Newberg, N67W36773 Hwy K, owner of the airport. Even though the airport were sold, he has rights until development comes to the edges of the airport. In addition to the north-south runway which is discussed, there is also an east-west runway, which is the one most small planes use.

Darin Danelski, N115 State Rd 67, a pilot. He showed drawings of the airport and traffic around it to the Plan Commission. The calculations were based on the north-south runway, while the east-west runway is most used by small planes.

Dave Sauer, 16635 Burleigh Place, Brookfield. As towers are rather thin, it is hard to get a plane around it when you have a problem seeing it. Why not on the water tower?

Linda Vaughn, N68 W37284 CTH K. At the last meeting many people said they had no problem with coverage. Also, this land is zoned AP.

Bob Newberg. We stress safety. In 60 years we have had no mishap. If we did I would be closed down. In answer to Peregrine's question, he stated that there are several hundred take offs and landings in a

month. He can store 7 ultra lights and 8-9 general aviation. His airport is used for training as he has the best grass strip in the state.

Linda and Jim Baretto, W375 N6838 Pheasant Run. Is it true that there are not many customers who have poor reception? As there are no other cell companies asking for towers the reception must be good enough. The health report referred to by US Cellular was based on 1984 research. The radiation is thermal radiation, which over a period of time can produce cell change.

Betty Koepsel, W376 N6830 Mallard Ln. She supports the airport. Outside cell towers are signs saying "danger microwave".

Jim Weinmann, the radiation problem in cell phones is with the handset.

Bill Balthazor, N362 W7589 North Shore Dr. Why do you want your own tower? Why not use the water tower? Is there a difference in coverage?

Jim Weinmann. There is a difference in coverage. Our tower would have 2 mile coverage.

Jeff. The City of Oconomowoc says the water tower cannot be used.

Bill Koepsel, W376 N6830 Mallard n. He supports the airport and the neighbors. If south of the tower is the City of Oconomowoc and north of the tower is agriculture, development would not be soon, so who would use this tower?

Terry Van Lare, N68 W37850 CTH K. North of the by pass would be a better location. It would still be on Koepke property. There is a hill north of CW.

The Public Hearing was closed at 7:55 p.m.

Public Hearing by the Town of Oconomowoc to consider the request of Craig & Dawn Gehring, W398 W8756 Amber Lane, Ixonia, Wisconsin to operate a Hobby Kennel with a maximum of three (3) dogs.

Craig Gehring stated that they had one dog, a chocolate lab, and then acquired another dog, a beagle mix. The beagle was stolen, so they acquired another dog. Shortly thereafter the lost dog was found and the family found themselves with three dogs. Craig stated that they are all household pets and they have no intention of having more dogs.

This Public Hearing was closed at 8:00 p.m.

Plan Commission Meeting

Agenda

1. Approve minutes for February 15, 2010 Plan Commission meeting.

Navin moved to approve the minutes as printed. Seconded by Husak. Carried unanimously.

2. Public Comments: None

3. Consider and act on Hobby Kennel License for Craig & Dawn Gehring, W398 N87576 Amber Ln

Husak moved to approve the Hobby Kennel License for Craig Dawn Gehring. Seconded by Navin. Carried unanimously.

4. Consider and act on Site Plan/Plan of Operation for Wisconsin Professional Pet Grooming School – Delores Lillge – W359 N5920 Brown Street

Delores stated that the only change is the move from Okauchee to Brown Street Marketplace. The school can enroll 12 students and is the only school in Wisconsin. After recommendation by the Plan Commission, she decided to include other changes, to add one part time employee and change the hours of operation from 8 a.m. to 5 p.m.

Garvey moved to approve the Site Plan/Plan of Operation with the above modifications, subject to the Planner's report of February 25, 2010. Seconded by Navin. Carried unanimously.

5. Consider and act on Site Plan/Plan of Operation for LAVA Night Club – Lori Steiner – N50 W35016 Wisconsin Avenue

The petitioner was not present. Jeff stated that she would be opening Ground Zero. The only change is that she was asking for four special events rather than two.

Husak moved to approve the Site Plan/Plan of Operation for LAVA Night Club subject to the Planner's recommendations of February 23, 2010. Seconded by Navin. Carried unanimously.

6. Adjourn

Husak moved to adjourn. Seconded by Navin. Carried unanimously. Adjourned at 8:05 p.m.

Respectfully submitted,

Betty Callen, Recording Secretary

