

TOWN OF OCONOMOWOC

SPECIAL PLAN COMMISSION MEETING MINTUES

AUGUST 29, 2011

Joint Public Hearing to consider the Zoning Amendment request of Irene Boschuetz, N53 W34412 Road Q, Okauchee, Wisconsin to modify a condition of a previous rezoning approval – Property is located immediately south 16/67 bypass and ease of Pennsylvania Street: Chairman Runyard read the notice of public hearing for Irene Boschuetz. Sandra Scherer, representative from Waukesha County, presented the fact that the only change was to modify the time period for development of the condominium project for five (5) years. There were no public comments. The Public Hearing was closed at 6:12 pm.

Joint Public Hearing to consider the Zoning Amendment request of James Chapman, W359 N5740 Brown Street, Oconomowoc, Wisconsin to amend the district zoning map of the Waukesha County Zoning Code from B-2 Local Business District to B-3 General Business District (conditional) – Property is located at the Brown Street Address cited above: Chairman Runyard read the notice of public hearing for James Chapman. James Chapman's Attorney explained that the use in the building would be for a tactical laser tag business. James Chapman is requesting a conditional zone change from B-2 local business to B-3 general business; they felt that this would fall under the amusement part of the code. Commissioner Peregrine questioned why the whole building shouldn't be changed to B-3? James Chapman's attorney stated if that was done it would be the easiest all the way around. There was some concern of the location of the building in conjunction to residential property, that some uses listed under the B-3 are not compatible to residential areas. Sandy Sherer, Senior Planner at Waukesha County Parks and Land Use read the allowable uses listed under the B-3 zoning code. Chairman Runyard questioned what businesses are currently in the building, and James Chapman stated that a video rental store is all that is in the building. There is about 600 square feet of building left for rental. The hearing was opened to the audience for public comment. William Balthazor; W362N7589 North Shore Drive listed a concern with changing the zone for the entire property to B-3 and what could be allowed to move in there in the future. There were no other public comments. Chairman Runyard closed the public hearing at 6:21 pm.

Joint Public Hearing to consider the Conditional Use Request of the Town of Oconomowoc, W359 N6812 Brown Street for Land Altering Activities in conjunction with the removal of the Monterey Mill Dam and replacement of the Mill Street Bridge. The property is located at the intersection of Mill Street and the Ashippun River: Chairman Runyard read the notice of public hearing for the Town of Oconomowoc for removing the Monterey Dam and Mill Street Bridge and the replacement of the Mill Street Bridge. Mark Mickelson of Yaggy Colby Associates explained to the audience and the Commissioners what work will be completed to the area and how it will affect the stream and over flow stream. Mr. Mickelson explained that there will be temporary sheet pile put into place to protect the mill race, and once the work is complete the sheet pile will be removed along with the mill race and the area will be filled in. He also explained that there will 800 to 900 yards of sediment to be removed from the area. Chairman Runyard opened the hearing up to public comments: Harry Aghjian; N73W36488 South Shore Drive stated that he has been observing the drawdown of the Mill pond since March of 2011. He stated that the WDNR will not allow for a repair of replacement of the dam, he stated that he saw a plan from Kunkel Engineering at the Town Board meeting, leaving the dam where it is. His concern is that if the dam is removed then there will be 244 acres of wetland drying up. Mr. Aghjian requested that the Plan Commissioner's not approve the removal of the dam and that the area needs to be preserved. Jon Spheeris; N76W36207 Saddlebrook Drive stated that he is a developer in the area and as such, he would be crucified if he wrecked 20' of wetlands let alone over 200 acres as what will be wrecked if the dam is removed. He stated that the WDNR has no facts to substantiate the removal of the dam. William Balthazor; W362N7589 North Shore Drive stated that the lake level has dropped another 1.675" and that a point well has gone dry. He stated that he has 4 sump pumps in his home and that the water level in the crock is down 12" and they don't even run anymore. His concerns are for the springs; once they're gone the lake will be gone as well. Rick Parra; N73W36278 South Shore Drive stated that the key to the lake is the springs, they calcium carbonate the lake to keep it healthy. Mr. Parra stated that he is in favor of not moving forward with the conditional use the Town is requesting. Jeff Nohl; N76W36351 Saddlebrook Drive

stated that Kunkel Engineering had mentioned that the previous plan for the dam can be modified. He urges the Commissioners not to move forward. Mary Nohl; N76W36351 Saddlebrook Drive stated that the only lake that she is aware of that had success in being turned back into a eutrophic lake was Lake Delevan and the amount of money spent was 180 million, and there are signs of it turning back. William Balthazor; W362N7589 North Shore Drive questioned the five (5) foot difference from the bottom of the bridge girder to where the dam is, why can't they simply do what Neosho did? Mary Nohl; N76W36351 Saddlebrook Drive stated that she has been working on a grant with Kunkel Engineering due to her connection with the WDNR's office, she also stated that she spoke with Ashippun Fire Chief Deonne Eske about their use of the lake. In her conversation with Chief Eske, it was noted that the fire department has a cistern and once that becomes empty they will go to Ashippun Lake to fill their trucks if it's needed.

Administrator/Planner Herrmann asked at 6:45 pm to adjourn the public hearing to September 19, 2011 so that a meeting could be set-up with the WDNR and the WisDOT to get clarification. Chairman Runyard adjourned the public hearing to September 19, 2011 at 7:00 pm.

Chairman Runyard opened the Plan Commission meeting at 6:46 pm.

Members present included James Navin, Richard Garvey, Robert Peregrine, Kenneth Runyard, Terry Largent, Janis Husak, and Cathy Balthazor. Also in attendance included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser. Please see attached sign-in sheet for additional attendees.

1. **Approve Minutes for August 15, 2011, Town Plan Commission Meeting:** Commissioner Peregrine made a motion to approve the minutes as presented. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments:** There were no public comments.
3. **Consider and Act on Request for More than Two (2) Accessory Buildings – Steve Raguse, N88 W38272 Mapleton Road:** Mr. Raguse stated the reason for his request is he ran out of room for his stuff and wants to put everything under a roof to protect his investments. His property is just over three (3) acres and he would like to put up an 18' x 18' building, a 20' x 24' building and a 12' x 50' building. This would be a total of 5 accessory buildings on the property. The height for the buildings would be less than 13' tall. Mr. Raguse stated that he talked with Andrea at the Waukesha County Plan and Land Use department and the property is at about 50% to legally do this. Mr. Raguse stated that he has pine trees planted on both sides of his property and about a 1/3 of the back of his property is surrounded by trees. The buildings would be all behind the house. His plan is to build them himself to save money, and they will have gravel floors but will eventually put in concrete pads. His plan is to use overhead doors. Administrator/Planner Herrmann stated that he visited the property and the trees conceal the property from neighbors, the durability of the material he will be using is good, they come with lifetime warranties; they will be white to match the existing buildings. Commissioner Peregrine made a motion to approve the buildings according to the plans dated 8/4/1988 and the Planner's recommendation. Commissioner Navin seconded the motion. Motion carried by a unanimous voice vote.
4. **Consider and Act on Site Plan / Plan of Operation for Packforce Industrial-N58 W39800 Industrial Road -Unit A:** Ken Herro introduced Bill Mihelich as the owner of Packforce Industrial. Mr. Mihelich stated that the hours of operation will be Monday through Saturday 7:00 am to 6:00 pm respectively; he will eventually have six (6) to seven (7) employees. There will be one (1) sign on the building (no size has been determined yet) and it will be non-illuminating. There will be no additional exterior lighting and no changes to the landscaping. Mr. Mihelich stated that his business is industrial packaging which they will buy to resell. They will also be doing some minor tool repair and then reselling the tools. Commissioner Peregrine

made a motion to approve the site plan/plan of operation with the standard conditions. Commissioner Largent seconded the motion. Motion carried unanimously by voice vote.

5. **Adjourn:** Commissioner Husak made a motion to adjourn at 7:10 pm. Commissioner Navin seconded the motion. Motion carried by a unanimous voice vote.