

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

March 19, 2012

Commissioner Runyard opened the public hearing at 7:00 pm to consider the request of the Town of Oconomowoc & Schowalter Revocable Trust to amend the Town of Oconomowoc District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance from A-P Agricultural Land Preservation District to A-1 Agricultural District: Waukesha County Planner Jason Fruth stated that a joint public hearing between the County of Waukesha and the Town of Oconomowoc was held in October of 2011 to rezone a 53 acre parcel to Public and Institutional District. There was a desire on behalf of the Town for the west acreage along Highway P to stay agricultural and to be a co-applicant in this request to change to the A-1 district it matches the current use of the property. The other rezoning is advancing through the process, the Town has already taken action and the County is awaiting receipt of your action on this rezoning and the other one both requests are directly related. Mr. Fruth stated that back in October SEWRPC had already delineated the wetland area that matches the natural resource area, the County does not see any conflict with the plan designation, and this is just to get the acreage zoned.

An unknown female resident questioned what else will be coming, she would like to see it stay as it is.

Jason Fruth stated that a master plan was submitted by Schowalter Revocable Trust with a potential of a couple additional parcels. Mr. Fruth suggested that everyone keep it in mind that only 53 acres is the only area that is not in agricultural zoning and that there are new laws that make it more difficult to remove land from the agricultural zoning.

Ann Olson, stated that her understanding was that there was not to be any more development north of Highway K.

Administrator/Planner Herrmann stated that each request is taken on a case by case scenario. The town looks to see if there is a public need or benefit and what are the impacts. The respite center shows a public need by keeping it rural and sets an agricultural atmosphere.

Jason Fruth stated that this hearing is not about the respite center but the 5 acres to the west of Angel's Grace Hospice and that the only reason this hearing is being held is due to the fact that there is a minimum of 35 acres according to the land use plan and this does not meet that criteria so changing the zone designation to a more appropriate one.

Rick Parra; N73W36278 S. Shore Drive, stated that he felt that information was less than clear and that there may be ulterior motives. Mr. Parra also stated that the road going to Angel's Grace Hospice was to be built less than standard but that wasn't complete accordingly either.

Commissioner Peregrine stated that any plan has to come before the Plan Commission for approval and when that is presented all the details will be flushed out at that time.

Chairman Runyard closed the public hearing at 7:18 pm.

Chairman Runyard called the meeting to order at 7:18 pm. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, and Jan Husak. Absent was Commissioner Cathy Balthazor. Also present included Jason Fruth of Waukesha County Land and Plan Use, Administrator/Planner Jeffrey Herrmann, Terry Bartowitz, and Clerk/Treasurer Jo Ann Lesser.

1. Approve Minutes for March 5, 2012 Town Plan Commission Meeting: Commissioner Peregrine made a motion to approve the minutes with corrections to #5 of the minutes, the second to last sentence needs to read Commissioners gave Mr. Babb 6 months to enclose the dumpster. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments: None
3. Consider and Act on Zoning Amendment request for Town of Oconomowoc & Schowalter Revocable Trust to amend the Town of Oconomowoc District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance from A-P Agricultural Land Preservation District to A-1 Agricultural District. Property is located in the SW ¼ of Section 14, T8N, R17E, Town of Oconomowoc: Commissioner Peregrine made a motion to approve and recommend to the Town Board an amendment of the zoning for the 5.56 acres of the Schowalter Revocable Trust. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on Annual Review for Boatgas Marine Refueling Service – Mark Moertl: Commissioner Peregrine made a motion to approve the annual review for Boatgas Marine Refueling Service and to place the report on file. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
5. Adjourn: Commissioner Navin made a motion to adjourn at 7:23 pm and seconded by Commissioner Husak. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC