

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

August 5, 2013

Chairman Kenneth Runyard called the meeting to order at 6:55 pm. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, Jan Husak, and Cathie Balthazor. Also in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser. For additional attendees please see attached sign-in sheet.

1. Approve Minutes for July 15, 2013, Town Plan Commission Meeting:
Commissioner Peregrine made a motion to approve the July 15, 2013 meeting minutes as presented. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments: None
3. Consider and Act Variance request of James Priest and Janice Hass to adjust a common property line. The property is described as Lot 83, Maplewood Continuation and located at N51 W35378 River Road, in the Town of Oconomowoc: Mr. Priest explained his request. Administrator/Planner Herrmann stated he believes it will work fine, all that is happening is the lot-line will be moved. The lots are already substandard, and doesn't see any major problems. Commissioner Peregrine made a motion to recommend to Waukesha County approval of the variance request subject to having a CSM completed. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on request for sales trailer at Bay Pointe Condominiums (Bielinski Homes): Paul Bielinski stated that they have been operating without a model home for a few months and would like to use a temporary trailer until the new model has been built, probably about 2 months. Administrator/Planner Herrmann questioned is October 31st would be sufficient, and Paul indicated that their plan is to be in by October 17th but the 31st would be fine. Paul also stated that the temporary office will be located in the common element. Commissioner Peregrine made a motion to recommend approval to Waukesha County of the temporary trailer with a deadline for removal of October 31, 2013. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

Chairman Runyard called the public hearing to order at 7:00 PM and read the notice.

Joint Public Hearing between the Town of Oconomowoc Plan Commission and a staff representative of the Waukesha County Department of Parks and Land Use, on Monday, August 5, 2013, at 7:00 p.m. at the Town of Oconomowoc Town Hall, located at W359 N6812 Brown Street, Oconomowoc, Wisconsin to consider the Conditional Use Request of Josh Davenport to construct recreational trails for personal use, including walking, biking, and driving ATV's and dirt bikes on property owned by Paul Buffoni, W365 N6900 McMahan Road.

Amy Barrows of Waukesha County Department of Parks and Land Use stated that the property is AP, AE and C1. This property borders the Oconomowoc School District and notices were mailed. Ms. Barrow's stated that the property was farmed prior to a residence being built on it. A pond covers 10.7 acres on the property. The previous owner planted many evergreens and created a tree farm which allowed the property to be included in agricultural preservation area.

By statute the town and county adopted the agricultural preservation area in 2011.

Ms. Barrow's stated that the reason the petitioner Paul Buffoni is here is because of the land altering activities not the use of the ATV's, dirt bikes or walking path.

It was noted that the paths will be dirt and whatever vegetation decides to grow. The majority of the work will be done to trail 1 on the map.

Roger Rindau Superintendent of Oconomowoc School District stood to indicate that the school district does not have any immediate concerns and is not opposed to the activities. Mr. Rindau did state that he did not want to see the activities become commercial in nature.

Bob Sokolowicz listed concerns about the agricultural land and the noise aspect with the school nearby. Questioned if the activities be extended to family and friends, it was noted that family and friends could use the trails as well.

Mr. Buffoni addressed the issue of the noise of the motors, indicating that the engines are 4 cycle not 2 stroke which are much louder. The engines meet all the standards as set by the industry and there is a decibel limit also set by industry standards.

Administrator/Planner Herrmann stated that he felt that an amendment to the land use plan should be completed for this type of activity.

Chairman Runyard closed the hearing at 7:36 PM after hearing no more comments.

5. Consider and Act on Conditional Use request of Josh Davenport to construct recreational trails for personal use, including walking, biking, and driving ATV's and dirt bikes on property owned by Paul Buffoni, W365 N6900 McMahan Road:

Commissioner Peregrine stated that the activities being presented is disturbing farm land and requires a change to the use of the land and the land use plan. Peregrine stated that he is not willing to amend the land use plan, and feels that these birms could be created with other materials or build obstacles. Commissioner Peregrine made a motion to recommend denial to Waukesha County Parks and Land Use to the request from Paul Buffoni for a conditional use request to construct recreational trails for personal use on his property located at W365N6900 McMahan Road. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

6. Adjourn: Commissioner Peregrine made a motion to adjourn at 7:40 pm, Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted,
Jo Ann Lesser, WCMC
Clerk/Treasurer