

**City of Oconomowoc
Plan Commission Meeting Minutes
January 8, 2020**

Chairman Nold called the meeting to order at 6:30 pm.

Members Present: Commissioners Ken Brotheridge, Chairman David Nold, Steve Ritt, Dean Frederick, Charlie Shaw, Robert Lex and John Gross

Others Present: Jason Gallo, Ald. Karen Spiegelberg, Mark Frye and Chris Dehnert

2. Approve Minutes of December 11, 2019: Motion by Ritt to approve the December 11, 2019 minutes; second by Brotheridge. Motion carried 7-0.

3a. Public Hearing – Neumann Companies Zoning Designation: The purpose of the hearing is to hear public comment on the application of Neumann Companies Inc. who is requesting the zoning designation of Suburban Residential district to be placed on 18.4 acres of vacant land with temporary Urban Reserve zoning. The property is located west of HWY P, east of the HWY 67 by-pass, between Lisbon Rd and Lake Dr, adjacent to Wood Creek Subdivision. The public hearing opened at 6:31 pm. Gallo reported this request is to rezone 18.38 acres from Urban Reserve to Suburban Residential for a future subdivision to be known as Pine Ridge Estates West. The property was annexed in 2014, given temporary UR zoning and has other single family residential developments around it. Gallo showed a conceptual layout of the proposed subdivision with 45 lots. The layout has not been approved, and Gallo will be meeting with the applicant next week and expects the layout will change though it will look similar. The following interested persons spoke:

- 1) Joan Schubarth, W367N5643 Mohawk Ridge, is glad the layout is not finalized and is concerned with traffic on Lisbon Rd. She said it is very dangerous for walking and asked if traffic records will be gathered relating to traffic issues on Lisbon Road.

Gallo explained when staff, including the Police and Public Works departments, review plats they always look at access points for safety.

- 2) Gary Tessmann, W367N5601 Mohawk Ridge, is also concerned with traffic and it being routed through his subdivision. He added the new subdivision should not have an access point on Lisbon Rd, nor come through their street.
- 3) Andy Holtz, 836 Byron Dr, asked how this new development will impact infrastructure and specifically the school district. He said taxpayers will be left with the burden of paying for new schools.
- 4) Rose Mary Snyder, W368 N5654 Indianhead Tr, said it is hard to exit from her road and other streets onto Lisbon Rd; the new senior housing is adding a lot of traffic; has safety concerns and suggested reducing the speed limit.

No additional comments were received and the hearing closed at 6:46 pm.

4a. Consider / recommend the Ordinance to establish Suburban Residential zoning on 18.4 acres for Pine Ridge Estates West, located east of Hwy 67 by-pass and south of Wood Creek Subdivision: Gallo explained this request is to rezone 18.38 acres from Urban Reserve to Suburban Residential for a future subdivision which would allow up to 55 units though they are currently planning for 45 units. Gallo meets regularly with Dr. Rindo from the Oconomowoc Area School District to keep him updated on new single-family dwellings which generally brings in the most children. He last met in December 2019 with Rindo, who was aware of this development. This request meets all zoning requirements, and he recommends approval of the ordinance.

Members asked for the ratio of single-family housing versus multi-family (approx. 60 single family / 40 multi-family). Gallo will look further into the single-family ratio due to the increase in condo's which should improve the ratio. Motion by Ritt to recommend to Council the Ordinance to establish Suburban Residential zoning on 18.38 acres for Pine Ridge Estates West located east of the Hwy 67 by-pass and south of Wood Creek Subdivision; second by Frederick. Motion carried 7-0.

4b. Consider / recommend an amendment to the Village Crossing II Condominium Plat, expanding the boundary to add one additional building (two units) located on Belmont Lane: Gallo reported this applicant is requesting approval of an addendum to the condominium plat for Village Crossing II which would add 1 additional duplex (2 units). The property is zoned Residential Multi-Unit Low with a Planned Development and known as Village Crossing Phase II. The plat was approved for a total of 26 buildings (52 units), and the number of units is not changing. Gallo said the layout for units 7 & 8 has also changed, and this amendment will include a new building footprint. Motion by Ritt to recommend the amendment to the Village Crossing II Condominium Plat, expanding the boundary to add one additional building (two units) located on Belmont Lane; second by Brotheridge. Motion carried 7-0.

4c. Consider / recommend the Conditional Use Permit for Elite Collision Repair to allow vehicle service and repair at 156 N. Thompson Street: Gallo explained this request is for a conditional use permit to allow vehicle service and repair at an existing business which does not currently have a CUP. The business has a new owner and he wants to get this corrected. The property is zoned Mixed-Use Commercial which requires a CUP for this type of use. A vehicle service and repair business has been operating in this location since 1982. The business will have 4 employees, and be open 7:30 am - 6:30 pm, Mon-Fri and 9 am - noon on Saturday with no hours on Sunday. There are 36 total parking stalls (13 inside the building, 5 in front and 18 within a fenced area). The applicant is working with the DNR on ideas to prevent runoff of contaminants into the lake. Utilities for the site are acceptable but staff needs to confirm there is a working grease / sand trap and sampling manhole. Gallo reported the Architectural Commission approved a building color change earlier this evening. The applicant has agreed verbally to voluntarily issue an easement to the City on their property between Fowler Lake and the north edge of the existing parking lot for a future pedestrian walking path. Gallo then reviewed the standards included in the conditional use permit, recommended approval and noted he added two additional conditions (12 - encroachment agreement and 13 - containment system) which were provided to the members. Item 12 addresses an existing fence in the ROW and includes that if the fence has to be removed, the removal will be done at the applicant's expense. Item 13 requires that pollutants are to be contained. Members questioned if the applicant has to comply with DNR rules; questioned outdoor vehicle storage and should additional language be added to address it; what is the intent of the existing pier on the property; and requested the City Attorney and other City departments review items 12 and 13. Gallo did not include the DNR as part of Item 13 and said the applicant has been working with the DNR on a containment system. The applicant Aaron Jungbluth explained he has tried to call the DNR multiple times, without success, so he doesn't know what they will say and then explained how he currently contains spills. Jungbluth said he repairs vehicles and the intent is to keep vehicles moving. The average time is about 15 days but he is okay if they want to add enforcement language in the CUP. Jungbluth said the dock was put in by the previous owner, and it is in bad condition. Motion by Ritt to recommend the Conditional Use Permit for Elite Collision Repair at 156 N. Thompson Street with the additions of 12 & 13 and alerting Council to concerns about vehicle storage and possibly the pier; second by Gross. Members also requested the pitch for water flow should go away from the lake; were encouraged about the plans for a containment system; would like to have the City Attorney to look at Items 12 and particularly 13 as to vehicle storage; and should note that the applicant is trying to work with the DNR. Motion carried 7-0.

4d. Consider / recommend the Final Plat for Prairie Creek Ridge Addition #4 located on Goldenrod Way, South of Foxwood Pass: Gallo reported this is the final plat for Prairie Creek Ridge Addition 4 which will contain 20 single-family residential lots. The preliminary plat was approved in 2017 and infrastructure has been installed.

The layout on the final plat is consistent with the preliminary plat and includes an extension of Goldenrod Way. There are no technical concerns, stormwater is being directed to a regional stormwater pond and no parkland dedication is being requested by the developer. The applicant, Mike Bickler, explained sidewalk within the development has not been completed due to cold snowy weather and as-built plans were not completed either. He added either of these items could come up during review by state and county agencies. Motion by Ritt to recommend the Final Plat for Prairie Creek Ridge Addition #4 subdivision; second by Brotheridge. Motion carried 7-0.

5. Planning Department Correspondence – December 2019: Gallo reported in the month of November staff mailed 3 letters for non-compliance issues and received 1 request for occupancy of a new business.

6. Adjourn: Motion by Lex to adjourn at 7:22 pm; second by Shaw. Motion carried 7-0.

Chris Dehnert, Deputy City Clerk