

**City of Oconomowoc
Plan Commission Meeting Minutes
March 11, 2020**

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

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

Members Absent: Commissioner Robert Lex

Others Present: Sarah Kitsembel, Jason Gallo, Ald. Karen Spiegelberg and Chris Dehnert

2. Approve Minutes of February 12, 2020: Motion by Ritt to approve the February 12, 2020 minutes; second by Brotheridge. Motion carried 6-0.

3a. Consider / recommend the Preliminary Plat to create Pine Ridge Estates West, a 45-lot single-family subdivision and includes an extension of Juniper Lane (Tax Key #OCOC 0539-983.001): Gallo gave a PowerPoint presentation which showed an overview of the location for the proposed subdivision. The property is zoned Suburban Residential, and the applicant is proposing a 45-lot single family residential subdivision which is primarily surrounded by other subdivisions located in the City and Town of Oconomowoc. Gallo noted when the property was initially brought into the City, there appeared to be several options for access points. However, the plat has changed since it was initially brought forth. The use complies with the master plan, and Gallo said the proposed layout includes a main access to the proposed subdivision through Juniper Lane but the City Zoning Code requires there be a second access. Gallo said the plat reflects a secondary road extension which connects to a Town road for an emergency access point only. However, the Town Board denied the applicant's request to allow emergency access on this secondary road extension at their March 2, 2020 meeting. Gallo is concerned with allowing this Plat to proceed with one single access point. He added, according to the Western Lakes Fire District Fire Chief, if there would be a major fire event at the opening of the subdivision it could block access to the remaining homes for up to 8 hours. Gallo noted even if the emergency access point is approved by the Town, there are other issues with the layout: it includes a 600' long cul de sac which does not comply with the zoning code; other options for a second access point have issues; and plats must be acted on within 90 days and this plat was already granted an extension. Gallo recommended denial based on the outstanding issues and the 90 day timeline. Brian Lindgren of Neumann Developments Inc. handed out a summary of access options and reviewed 6 different options. They have been to the Town Board 3 times and heard concerns by the board and residents due to safety. Lindgren believes there is a misunderstanding about the emergency exit and hopes to clarify everything at the Town Board meeting next Monday. Lindgren requested approval of the Plat conditioned on the Town Board approving an emergency access point onto Indianhead Trail. Members asked if they deny or take no action, would the Plat still require Council action; believes they should recommend to deny because nothing has been approved yet by the Town Board; they hope something can be worked out between the Town and developer; could they recommend approval on the condition that the Town Board allow the secondary access point; noted there are other areas in the City where roads have access points for emergency situations only and are gated to the Town or Village; hard to tell the developer that they can't develop because of the Town; and approval of the Plat is not a big issue if the Town allows emergency access. Kitsembel clarified the Plat would still need to go to Council for action but there would also be updated information from the Town at that point. Motion by Ritt to recommend to Council approval of the Preliminary Plat to create Pine Ridge Estates West; subject to the applicant receiving approval from the Town of Oconomowoc Town Board for a second emergency access point only off Indianhead Trail; second by Frederick. There was discussion of whether to insert language into the motion if the Town Board would allow a public road connection but it was agreed to not include this language. Motion carried 6-0.

3b. Consider / recommend the Condominium Plat for Vespera II, Phase I, located on the NE corner of Valley Road and St. Andrews Drive: Gallo reported this property is zoned Residential Multi-Unit Low with a PD overlay district. This is the first phase of this project and includes 4 duplex units for a total of 8 units. The overall development was approved for 13 duplex units or 26 total units. The layout is not changing and the remaining buildings will go in as part of several phases. Gallo provided history of the development and recommended approval of Phase I of Vespera II. Members inquired of the owner, Craig Caliendo, on how many phases there will be. Caliendo said there will be approximately 3 or 4 total phases which is being done for financing purposes. He hopes that all phases will be done within 3 years. Motion by Ritt to recommend to Council the Condominium Plat for Phase I of Vespera II; second by Brotheridge. Motion carried 6-0.

4. Planning Department Correspondence – February: Gallo reported in the month of February there were no requests for temporary use permits, 3 letters were sent for issues and 1 request was received for the expansion of an existing business which he recently heard is not moving forward at this time.

5. Adjourn: Motion by Shaw to adjourn at 7:08 pm; second by Brotheridge. Motion carried 6-0.

Chris Dehnert, Deputy City Clerk