

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

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

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

Members Absent: Commissioner John Gross

Others Present: Sarah Kitsembel, Jason Gallo, Mark Frye, Ivan Lam, Atty Stan Riffle

2a. Consider / Recommend the Final Plat for Weston Meadows II, located south of Weston Meadows Subdivision and east of Reddelien Road. Gallo explained this is the final subdivision plat for Weston Meadows II. The plat will create 34 single-family lots, 10 duplex lots for 20 residential units, and an outlot for future multi-family development, which has already been approved by the Plan Commission. The preliminary plat was approved by the City in 2016 and the proposed final plat resembles the layout of the preliminary plat. The zoning is already in place that allows for the single-family, duplex and multi-family. Gallo confirmed the existing woods are to remain and will be preserved as an isolated natural area. There are no outstanding technical concerns with City Staff. The Commissioners were pleased that the woods are to remain, and that language is on the plat that prohibits cutting trees in that area. Motion by Ritt to recommend to Council approval of the Final Plat for Weston Meadows II; second by Lex. Motion carried 6-0.

2b. Consider / Recommend the Condominium Plat Addendum No. 2 for Village Crossing II, located on Belmont Lane, south of Valley Road. Gallo explained this is a condominium plat for Village Crossing II, Addendum #2. The project is located in Pabst Farms. The overall project plan consists of 26 duplex buildings, for a total of 52 units. This plat grants approval for 6 of those buildings, which is 12 units. To date, including the proposed phase, the City approved plats for 16 buildings, which is 32 units. The remaining 20 units will be requested in future phases. The proposed Addendum #2 plat resembles the approved General Development Project Plan that was previously approved. All City Staff are comfortable with the proposed plat. The Commissioners complimented the project and stated the sales of the units must be strong for the applicant to continue to build more units. Motion by Ritt to recommend to Council approval of the Condominium Plat for Village Crossing II, Addendum #2; second by Brotheridge. Motion carried 6-0.

2c. Consider / Recommend the Certified Survey Map to divide one lot into three lots, located on the NE corner of Old School House Road and Valley Road. Gallo stated this is a certified survey map that is located in Pabst Farms that creates three lots and one outlot. The parcel is approximately 71 acres and create lots of around 11 acres, 24 acres and 34.5 acres, plus the outlot at 1.5 acres. Gallo confirmed all lots will comply with zoning requirements. Lot 1 will be used for a future development called the Pabst Farms Apartments. Lots 2 & 3 are currently vacant and there are no known plans for those. The outlot will at some point be dedicated to the City for a future public street that will serve as a second access for the apartment development. The zoning of lot 1 is for multi-family residential and lot 3 is zoned Business Park. Lot 2 will have two different zonings being Suburban Residential and Business Park. Gallo feels the zoning will be addressed when the site develops. City Staff has no concerns with the proposed

certified survey map. The Commissioners asked about the curve in a lot line and future stormwater management pond that will be located in lot 1. Ian Martin from the Mandel Group was present and explained curve was a leftover piece that will be incorporated into lot three. It is acceptable to do this since all lands are under ownership of Pabst Farms. The stormwater pond size has not been determined yet. Engineering is about 90% complete. With the land closing scheduled for May 1, 2020, the focus has been to create the overall lot. Once the engineers know the size and location for the stormwater area, they understand they will need to come back to subdivide lot 1. Also, a CSM only allows up to 4 lots on the document, and the pond outlot would have exceeded that. The Mayor confirmed the stormwater matter has been before the Pabst Farms Joint Stormwater District for preliminary review. Once created, the future pond will be transferred to the District and be designed to be expandable for developments to the west, becoming a regional pond. Attorney Riffle recognizes this CSM does not dedicate or create a reservation for a future City street. The Commission wanted the Meeting Minutes to reflect that Outlot 1 will be dedicated to the City in the future and used for a public street. Mr. Martin confirmed that the outlot will be dedicated through a developer's agreement or any other means that the City may request. The outlot is located in a spot that matches up with the road per their site plan. The outlot is wide enough to accommodate a City public street. Also, the amount of land remaining in lot 3 is large enough to allow for a future development. Motion by Ritt to recommend to Council approval of the Certified Survey Map for Pabst Farms; second by Brotheridge. Motion carried 6-0.

3a. Planning Department Correspondence – March 2020: Gallo reported in the month of March there were 2 temporary use permits, 2 letters sent for various issues and 1 request was received for occupancy for an existing business that is changing ownership.

The Mayor stated that this was his last meeting as a Plan Commissioner, and it has been an honor to serve on the Commission. He feels the City is being left in good hands. He also wanted to recognize that this is the last meeting for Commissioners Lex and Shaw. He thanked them both for their years of service to the City.

4. Adjourn: Motion by Lex to adjourn at 6:51 pm; second by Ritt. Motion carried 6-0.

Jason Gallo, AICP
City Planner / Zoning Admin.