

**City of Oconomowoc
Plan Commission Meeting Minutes
October 5, 2022**

Chairman Magnus called the meeting to order at 6:00 pm.

Members Present: Chairman Magnus, Commissioners Valley, Frederick, Alderman Ellis, Vande Zande, Gross and Brotheridge

Others Present: Gallo, Frye, Riffle, Ald Aultman Kloth and Dehnert

2. Approve Minutes of September 7, 2022: Motion by Frederick to approve the September 7, 2022 minutes; second by Brotheridge. Motion carried 7 – 0.

3. Comments from citizens specific to item on the agenda: None.

4a. Consider / recommend the Conditional Use Permit for Dent Spa to allow a vehicle repair business at 500 Chaffee Road: Gallo explained the applicant intends on using the existing building for a repair shop for hail damage and other repairs. The property is zoned Industrial, and this use is allowed with a conditional use permit. The applicant intends to do repairs with no paint, dust or debris and plans to be open 8 am to 5 pm Monday thru Saturday. Gallo said the applicant intends to make no changes to the building's architecture, utilities are sufficient, and he recommends approval of the request. The applicant, Nicholas Stark, explained he has been in business for 15 years and found this building location which meets his needs. He has been mainly repairs dents and hail damage is completely new for him. Motion by Valley to recommend to Council approval of the conditional use permit for Dent Spa at 500 Chaffee Road; second by Frederick. Motion carried 7 – 0.

4b. Consider / recommend the Certified Survey Map for the Schneiderwendt land division at 1490 S. Concord Road: Gallo explained this request is to divide a 3.8 acre lot into 2 lots on a property zoned Rural Residential. Lot 1 will be 1.01 acres and Lot 2 will be 2.03 acres, and the applicant will be dedicating 50' on Concord and 40' on Valley Roads which will create a 20' wide easement. Gallo said the site will have City water but not sewer. The property came into the City through a border agreement, so if the sewer line becomes available, the property will have to be hooked up. In addition, the property is on Valley Road and located between Morgan Station. City staff is asking for the dedication of a 15' right-of-way for a path to be located across Lots 1 and 2. Gallo recommended approval to include that when sewer becomes available, the property owner(s) must hook up and dedication of a 15' right-of-way for public path. Members provided background on the sewer hookup requirement in the Border Agreement; believe City should mandate walk ways, particularly for children who walk to school; applicant will be creating 2 lots so the sewer hook up requirement will be on both lots; questioned the necessity for a walkway on Concord Road but believe it is necessary on Valley Road; how does the utility feel about sharing an easement over the area of a walkway; and thinks this is important for the land owner to know where this easement area will be located. Gallo said he has not talked to the utility about this 15' area; staff is not asking the homeowner to put in the path; he talked to Parks and the cost of installation of a path can be high; the path won't lead to anything until other developments come along; and questioned the timeline of when the County will be doing CTH BB. The property owner, Schneiderwendt, noted the easement will affect the building setback and questioned other setbacks and how they will affect the property. Riffle explained if the dedication of land is through an easement, they don't have to worry about adding more land to meet setbacks but just must keep it open for the intended reason for the easement, ie walking path or utility work. Motion by Gross to recommend to Council approval of Certified Survey Map for Schneiderwendt at 1490 S. Concord Road with the appropriate easements for a walking path and that when City sewer becomes available, the property owner will be responsible

to extend the municipal sewer line the entire length of the property and connect the dwelling into the public sewer at owner's cost; second by Vande Zande. Motion carried 7 - 0.

4c. Consider/recommend the Condominium Plat for Village Crossing II, Addendum #3 for the residential duplex development located at the SE corner of Valley Road and Gold Medal Drive: Gallo reported this item is for approval of a condominium plat consisting of 10 duplexes for a total of 20 units. The property is zoned Residential Multi-Unit Low and is the final phase of this development. Gallo recommends approval of the condominium plat. Motion by Vande Zande to recommend to Council approval of condominium plat for Village Crossing II, Addendum #3; second by Valley. Motion carried 7 - 0.

4d. Consider / recommend the Extraterritorial Certified Survey Map for the Grant land division located at approximately N6731 Morgan Road, Town of Concord: Gallo explained this certified survey map will divide 1 lot into 4 in the Town of Concord. The applicant wants to reconfigure the 99.87 acre site to create 2 new residential lots and keep the remaining lots agricultural. Gallo noted the applicant has been working with Jefferson County and this proposed layout works well for both. The owner is dedicating 1.5' acres to the public right-of-way; including deed restrictions to limit development on the rest of the property and has no interest in annexing to the City. The owner, Steve Grant, explained he may build on Lot 4 as a daughter has interest in the property. There was a public hearing held in Jefferson County, and no one had any feedback on this request. Motion by Valley to recommend to Council approval of the Extraterritorial Certified Survey Map for the Grant land division at approximately N6731 Concord Road, Town of Concord; second by Brotheridge. Motion carried 7 - 0.

5. Planning Department Correspondence – August 2022: Gallo reported in the month of August there were multiple temporary use permits issued due to Festival of the Arts vendors, 7 letters were sent for various issues including letters to the residents of the Isthmus District because of the roof color change requests which require Architectural Commission approval, 5 requests were received for occupancy of a new business and 1 chicken permit and 3 other administrative approvals.

6. Adjourn: Motion by Valley to adjourn at 6:42 pm; second by Frederick. Motion carried 7 - 0.

Chris Dehnert, Deputy City Clerk