

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

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

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

Others Present: Gallo, Atty. Riffle, Frye and Dehnert

2. Approve Minutes of December 8, 2021: Motion by Frederick to approve the December 8, 2021 minutes; second by Mulder. Motion carried 7-0.

3. Comments from citizens: None.

4a. Consider/act on the application for Taqueria Doblado for a food truck in calendar year 2022 located at 212 E. Wisconsin Avenue: Gallo explained this applicant has operated a food truck at this location in the Downtown for several years and last September was approved for a permit for the remainder of 2021.

Originally the applicant had more tables and chairs than permitted and both a gray storage unit and refrigeration unit on site. Staff recently did a site visit and found the applicant complies with the number of tables and chairs, the gray storage unit has been removed, the refrigeration unit is screened and the site has plenty of parking. The property is zoned Mixed-Use Commercial, and the site may be developed as a full food court in the future. Gallo noted the truck is located in a catalytic redevelopment area, and this is not the highest and best use of the property. However, food trucks are allowed on this site, and Gallo recommends approval with the conditions listed in his staff report. Motion by Frederick to approve the application for Taqueria Doblado for a food truck located at 212 E. Wisconsin Avenue, subject to staff's conditions as follows: 1) Permit is approved through December 31, 2022; 2) a maximum of 2 tables and seating for 8; and 3) inspections by the Fire District and Building Inspection to be conducted as needed; second by Gross. Motion carried 7-0.

4b. Consider/act on the application for Gabriel's Taqueria for a food truck in calendar year 2022 located at 212 E. Wisconsin Avenue:

Gallo explained this applicant has also operated a food truck at this location in the Downtown for many years and in October was approved for a permit for the remainder of 2021. Originally the applicant had more tables and chairs than permitted, 2 outdoor refrigeration units, 1 small non-truck sign on the property and extension cords leading from the truck across the property. Staff recently did a site visit and found the applicant complies with the number of tables and chairs, created a storage unit for the refrigeration unit, upgraded their lighting, removed all exterior signs and the site has plenty of parking. The property is zoned Mixed-Use Commercial, and the site may be developed as a full food court in the future. Gallo noted the truck is located in a catalytic redevelopment area, and this is not the highest and best use of the property. However, food trucks are allowed on this site, and Gallo recommends approval with the conditions listed in his staff report. Motion by Vande Zande to approve the application for Gabriel's Taqueria for a food truck located at 212 E. Wisconsin Avenue, subject to staff's conditions as follows: 1) Permit is approved through December 31, 2022; 2) a maximum of 2 tables and seating for 8; 3) one non-truck sign is allowed and 4) inspections by the Fire Department and Building Inspection to be conducted as needed; second by Brotheridge. Motion carried 7-0.

4c. Consider/act on the application for Gabriel's Taqueria for a food truck in calendar year 2022 located at 1670 Old Schoolhouse Road:

Gallo explained this applicant has operated a second food truck at this location for several years and was approved in October for a permit for the remainder of 2021. Originally

the applicant had more tables and chairs than permitted, 2 outdoor refrigeration units, and extension cords from the truck across the property. Staff recently did a site visit and found the applicant complies with the number of tables and chairs, lighting has been upgraded, extension cords run to an adjacent business, and the site has plenty of parking. The applicant built a storage unit for the refrigeration unit and purchased orange paint for it but was not able to paint it before cold weather set in. The property is zoned Mixed-Use Commercial, and food trucks are allowed on the site. Gallo recommends approval with the conditions listed in his staff report. Motion by Valley to approve the application from Gabriel's Taqueria for a food truck located at 1670 Old Schoolhouse Road, subject to staff's recommendations: 1) Permit is approved through December 31, 2022; 2) a maximum of 2 tables and seating for 8; 3) one non-truck sign is allowed; 4) the storage shed on site is to be painted no later than May 1, 2022; and 5) inspections by the Fire Department and Building Inspection to be conducted as needed; second by Mulder. Motion carried 7-0.

4d. Consider/act on the application for May the Pork Be With You for a food truck in calendar year 2022 located at 900 E. Wisconsin Avenue: Gallo explained this applicant is requesting approval of a permit for their food trailer which is located in the southern edge of the True Value parking lot on Wisconsin Avenue. Gallo did a site visit and found there is no seating, storage or lighting necessary with this food truck. They had 3 signs on the property including one fluttering sign and only one sign is allowed per code. Gallo said the fluttering sign must be removed and suggested the sandwich board sign could be located near the street and the soup sign attached to the trailer. Gallo recommends approval subject to conditions listed in the staff report. Motion by Frederick to approve the application from May The Pork Be With You for a food truck located at 900 E. Wisconsin Avenue subject to: 1) Permit is approved through December 31, 2022; 2) a maximum of 1 detached sign and signage on the trailer is allowed; and 3) inspections by the Fire Department and Building Inspection to be conducted as needed; second by Gross. Motion carried 7-0.

4e. Consider / recommend the Extraterritorial Preliminary Plat for the Snyder Farm Subdivision located at W359 N6280 Brown Street: Gallo explained this Preliminary Plat originally came before the Plan Commission in April 2018, and the current layout is very similar to the previous plat. The proposed subdivision is located in the Town of Oconomowoc and will contain 77 single-family residential lots on 79.5 acres instead of the previous 71 lots. The property is not expected to ever be annexed into the City. There will be two main access points and access for emergency equipment off Amy Lane. The stormwater plan will be reviewed by the Town, and there will be no City water or sewer provided to the development. Gallo recommends approval. Motion by Frederick to recommend to Council the Extraterritorial Preliminary Plat for the Snyder Farm Subdivision located at W359 N6280 Brown Street, Town of Oconomowoc; second by Gross. Motion carried 7-0.

5. Planning Department Correspondence – November 2021: Gallo reported in November two letters were sent for various issues and four site plans were administratively approved.

6. Adjourn: Motion by Mulder to adjourn at 6:26 pm; second by Brotheridge. Motion carried 7-0.

Chris Dehnert, Deputy City Clerk