

**City of Oconomowoc
Plan Commission Meeting Minutes
June 8, 2022**

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

Members Present: Commissioners Vande Zande, Gross, Brotheridge, Chairman Magnus, Valley, Frederick and Ellis (6:24 pm)

Others Present: Jason Gallo, Mark Frye, Bob Duffy and Chris Dehnert

2. Approve Minutes of May 4, 2022: Motion by Vande Zande to approve the May 4, 2022 minutes; second by Brotheridge. Motion carried 6 – 0.

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

4a. Consider / recommend the final plat for Arrowood Subdivision Phase I for the creation of 14 lots located at Oconomowoc Parkway and Windwood Road: Gallo said an email was provided to the members prior to the meeting from the Fire District confirming they have no issue with this development. This is for approval of the final plat which will create 14 lots and 2 outlots, and all lots have access to the newly installed road. The property is zoned Suburban Residential with an approved PD overlay. This is the first phase of this development, and Gallo noted the developer must pay for street trees before the final plat is approved by Council. Chairman Magnus noted there have been multiple complaints on trucks coming into the development before 7 am, and he has directed the Police Department to start issuing tickets. The developer was in the audience and clarified the drivers have been told to not start work before 7 am. Motion by Frederick to recommend the final plat for Arrowood Subdivision Phase I located at Oconomowoc Parkway and Windwood Road on the condition that a certificate of no objection to the final plat is received from Waukesha County; second by Brotheridge. Motion carried 6-0.

4b. Consider / act on the Major Design Review Plans for Panera Bread Bakery – Café to build a 3,552 SF restaurant located at 1414 Summit Avenue: Gallo reported this is for approval of the plans for a new 3,552 sf restaurant. The property is zoned Commercial with an overlay district. The plans conform with the comprehensive land use plan, zoning, parking, stacking requirements and landscaping. The light poles will match others in the development, and the architectural design, colors and materials have been approved and are compatible with the theme of the development. Gallo explained there has been a change in the plan regarding access. They are now requesting a secondary access to the north of the current location. They will lose a couple of parking stalls with this new plan; however, they will still comply for parking. Fire trucks will be able to maneuver through the parking lot easier with the secondary access, but the Police Department is concerned with the proximity to the other driveway to the north. There are no access points across the street. Members said this causes a point of conflict for vehicles; can work but is not ideal; questioned what is driving the secondary access; and wished they knew the Police Departments point of view. Gallo suggested they could make it an exit only. Matt Moroney of Wangard said they are supportive of the updated plan and believes they want access for traffic flow and drive thru traffic. Members said this is an opportunity to get it right; it's still better than other situations around the City; excited about the inclusion of impervious pavers; and thinks the pavers are a step in the right direction. Motion by Frederick to approve the Major Design Review Plans for Panera Bread Bakery – Café to be located at 1414 Summit Avenue with the new north driveway being just an exit only driveway or a splitter island; second by Gross. Motion carried 7-0.

4c. Consider / recommend the Certified Survey Map for Olympia Fields to divide one lot into four located on the SE corner of Summit Avenue and Olympia Fields Drive: Gallo reported this request is to divide a 6.8 acre lot into 4 separate lots of .96 (Lot 1), 4.0 (Lot 2), .75 (Lot 3) and 1.08 acres (Lot 4). The lots are all developable, and there are letters of interest for Lots 1, 3 and 4. Gallo has no concerns and recommends approval. Members noted since the property is under one owner, they should be cognizant of entrance / access points going forward with development of these lots. Mark Lake of Wangard Development acknowledged they are trying to do this each time. He noted the next development has only one access but there is nothing they can do on that particular development. Motion by Valley to recommend approval of the Certified Survey Map to Council for Olympia Fields to divide one lot into four at the SE corner of Summit Avenue and Olympia Fields Drive; second by Frederick. Motion carried 7-0.

4d. Consider / recommend on the Extraterritorial Certified Survey Map for the Young Trust to divide one lot into two located at W393 N6056 Mary Lane, Town of Oconomowoc: Gallo reported the applicant is requesting approval to divide one lot into two on a property located in the Town. The property originally contained a residence which recently had a fire and has been razed. The owner wishes to divide the property to create 2 half-acre lots. They plan to retain the south lot and sell the north lot. Gallo recommended approval and noted the signature blocks for City officials were missing on the CSM which will need to be corrected. Motion by Frederick to recommend approval to Council for the Extraterritorial Certified Survey Map for the Young Trust at W393 N6056 Mary Lane, Town of Oconomowoc, subject to the addition of the signature blocks; second by Gross. Motion carried 7-0.

5. Planning Department Correspondence – April 2022: Gallo reported in the month of April there were 2 temporary use permits issued, 3 letters were sent for non-compliance issues, and 6 requests were received for occupancy of a new business.

6. Adjourn: Motion by Brotheridge to adjourn at 6:48 pm; second by Vande Zande. Motion carried 7-0.

Chris Dehnert, Deputy City Clerk