

**City of Oconomowoc
Plan Commission Meeting Minutes
August 3, 2022**

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

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

Others Present: Gallo, Oelsner, Ald. Aultman Kloth and Dehnert

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

3a. Consider / recommend the Extraterritorial Certified Survey Map to create one lot for Glen Kania & Sherry Saager at N7121 Ski Slide Road, Town of Concord: Gallo explained this certified survey map will divide 1 lot into 2 in the Town of Concord, approx. a half mile from the closest City boundary. The CSM divides a 20.4 acre site to create a new lot with 2.28 acres and the remaining area of 18.1 acres. The new lot will contain agricultural buildings and has A-2 agricultural zoning, and the land surrounding the property is zoned A-1. Gallo added the new lot is oddly shaped due to septic system manholes that are located in a 75' x 141' triangle shaped area. The owners are not concerned with this. Gallo noted no technical review was done and he recommends approval. Motion by Gross to recommend to Council approval of the Extraterritorial Certified Survey Map for a land division at N7121 Ski Slide Road, Town of Concord; second by Frederick. Motion carried 7-0.

3b. Consider / recommend Ordinance 22-O1038 creating Section 17.116 Wetland Regulations & amending 17.904 Definitions of the City Zoning Ordinance: Oelsner gave a PowerPoint presentation and explained the City has no regulations relating to development setbacks in documented wetland areas of the City. Wis Statutes do not regulate setback requirements in wetlands, some communities in the State have adopted regulations, and wetlands are listed in the City's municipal code but there is nothing listed in the City Zoning Code to regulate them. The proposed ordinance would protect wetlands and developers who develop around them. Staff is recommending the proposed ordinance which would create a 10' setback as a buffer zone for all documented wetland areas; includes a definition of a wetland and land disturbing activities; provides wetlands greater than .25 acres in size would be included on the City's Wetland Map and subject to zoning regulations in the Zoning Code; and include exemptions for structures and activities that would become nonconforming because of the ordinance. Gallo said stormwater management facilities have not been included but maybe should; the proposed ordinance was discussed at a staff meeting and received good feedback; doesn't believe there will be issues because of implementing this ordinance; and thinks a 10' setback is fair. Members thought the ordinance was well written; there is a purpose for including language on stormwater ponds because it may create more flexibility with design; concern that development may take all wetland areas to use for their own purposes; the DNR doesn't allow dumping in wetlands; and this ordinance allows for use of rain gardens near a wetland. Gallo will make changes to the ordinance to include stormwater facilities and address rain gardens and take it to Council with these amendments. Motion by Ellis to recommend to Council approval of Ordinance 22-O1038 to amend Section 17.116 Wetland Regulations and amend 17.904 Definitions of the City Zoning Ordinance subject to including stormwater management facilities and addressing rain gardens; second by Frederick. Members questioned how the setback affects the 100-year flood line; will there be an impact on boat houses; questioned tree cutting in a wetland area; and concerned with the 10' setback. Gallo said this ordinance has nothing to do with the floodplain; explained how wetland areas are determined; the 10' setback would allow for construction equipment to come close to a wetland without disturbing it; there are exceptions for species that may need to be cut down in a wetland; and wetlands change based on rainfall, so wetland delineation is only good for 5 years. Motion carried 7-0.

3c. Presentation and discussion regarding the updated housing study for the City of Oconomowoc:

Oelsner gave a PowerPoint presentation and explained staff has previously been reporting on single-family versus multi-family numbers when considering the impact of a new development. As part of the 2050 Comprehensive Land Use Plan, it has been staff's goal to consider all types of housing, including owner-occupied and renter-occupied units. Currently, 71.9% (7071) of housing units are owner-occupied and 28.12% (2736) are renter-occupied. An additional 1,978 apartment units would have to be approved to have a 60/40 housing mix under the current policy. Members comments included consider including a combination of single-family, multi-family, owner-occupied and renter-occupied when reporting numbers; should be careful creating a 60/40 split; how does the role of the Plan Commission affect the housing ratio; there is always talk in the community around affordable housing; and there appears to be more condo's than houses but not sure if that is true. Gallo said when development comes forward, it is the Plan Commission's role to determine if the zoning request is the best use of the property; housing statistics are to be used as a tool; and it is something the Plan Commission should consider. Oelsner concluded the purpose of reporting this is to let them know what the numbers are and to consider this when approving future developments. Members suggested adding these numbers somewhere in the staff reports; the Plan Commission should make incremental improvements in the numbers; and get the community engaged to make sure they are going in the right direction. Gallo is confident in the numbers and will continue to track and keep the members informed. No action was taken.

4. Planning Department Correspondence – June 2022: Gallo reported in the month of June there were 2 temporary use permits issued, several letters were sent for various issues, 5 requests were received for occupancy of a new business and 1 administrative approval of a permit to allow chickens.

5. Adjourn: Motion by Brotheridge to adjourn at 7:07 pm; second by Frederick. Motion carried 7-0.

Chris Dehnert, Deputy City Clerk