

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
ADMINISTRATION CENTER  
THURSDAY, MAY 1, 2008, 1:00 P.M.**

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**CALL TO ORDER**

Pat Haukohl, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:     Pat Haukohl                     Gary Goodchild             Jim Siepmann  
                              Walter Kolb                     Bonnie Morris             Betty Willert

Commission

Members Absent:     Walter Baade

Staff

Members Present:     Richard L. Mace, Planning and Zoning Division Manager  
                              Kathy Brady, Secretary Supervisor

Guests Present:       Melody Kramer

**CORRESPONDENCE:**             None.

**MEETING APPROVAL:**           None.

**MINUTES**

- *Mrs. Morris moved, seconded by Mr. Siepmann, and carried unanimously for approval of the April 3, 2008, Minutes.*

**PUBLIC COMMENT**

Chairperson Haukohl asked if anyone from the audience wished to address the Commission? There being none, she moved to the next item on the agenda.

**SCHEDULED MATTERS:**           None.

- **SVZ-1392A (City of Oconomowoc) Section 10 (B-4 Community Business and R-3 Residential Districts to the P-I Public and Institutional District)**

Mr. Mace presented the "Staff Report and Recommendation" dated May 1, 2008, and made a part of these Minutes. He pointed out the location of the property as Lot 1 of Certified Survey Map No. 10499 as well as a small portion of Parcel 11 of Certified Survey Map No. 9172, east of S.T.H. 67 and north of the Wisconsin Electric Power Company (WEPCO) right-of-way in the City of Oconomowoc on the aerial photograph.

Mr. Mace indicated the property is located along Hwy 67, north of Valley Road in the City of Oconomowoc. The property was the subject of a rezone amendment in 2000, in which standards were imposed regarding the buffer areas around the wetland complexes located on the property. One of the conditions was that there be a 75' shoreland setback around the wetlands with no grading, improvements, retaining walls or any modification of the terrain being allowed. The City of Oconomowoc is requesting that the three acre piece they acquired be rezoned to the P-I Public and Institutional District for the construction of a new fire station. An infiltration basin is being proposed to serve the subject property as well as other properties beyond the site. The basin would not be placed in any wetland area, but the berms surrounding the basin will be within the 75' setback area. Mr. Siepmann asked, besides the overflow pipe

to the wetland, if there was another way the wetlands will receive water? Mr. Mace replied that the grade around the wetland would be modified, so the water would be concentrated in the infiltration and wet pond basin. He added that the wetlands fluctuate with the groundwater levels and precipitation. Mr. Goodchild said it was his understanding the parking lot would be located on the east side of the site, and the adjacent lands may be donated to the City as parkland. Mrs. Morris noted that the City is looking toward the future, which is why the infiltration basin will be large enough to accommodate future development in that area, including the fire station.

*After discussion, Mrs. Morris moved, seconded by Mr. Kolb and carried unanimously for approval, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

• **CU-1481 (Melody Kramer) Town of Vernon, Sections 8 and 9**

Mr. Mace presented the “Staff Report and Recommendation” dated May 1, 2008, and made a part of these Minutes. He pointed out the location of the property, at S73 W25995 Hi Lo Drive in the Town of Vernon on the aerial photograph, and stated the petitioner is requesting Conditional Use approval for commercial truck parking for the storage of one (1) skid steer, two (2) trailers and an air compressor.

Mr. Mace indicated the property is located at the corner of Hi-Lo Drive and C.T.H. “XX” in the Town of Vernon and is approximately one (1) acre in size, containing an existing residence, barn and shed. The petitioner is proposing to purchase the property and utilize the existing barn for the inside storage of commercial equipment associated with the concrete staining business. Ms. Kramer introduced herself and said she is proposing to do business related activities such as phone calls and paperwork from the residence as well as store equipment (being used in the Milwaukee-Waukesha area) related to her business in the barn. Additional equipment for her business is located at another location in Baraboo, WI. The Commission asked about the concrete staining business, to which Ms. Kramer said most of the work she does is for the WDOT and involves staining walls on bridges and retaining walls for aesthetic purposes.

*After discussion, Mr. Kolb moved, seconded by Mrs. Willert and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

• **SCU-1479 (David and Elizabeth Riedel d/b/a Riedel Electronics, LLC) Town of Ottawa, Sections 22 and 23**

Mr. Mace presented the “Staff Report and Recommendation” dated May 1, 2008, and made a part of these Minutes. He pointed out the location of the property, at W363 S3902 S.T.H. 67 in the Town of Ottawa on the aerial photograph, and stated the petitioner is requesting approval for a Limited Family Business Conditional Use for an electronic repair, detailing and customizing/modification service of separately manufactured and assembled electronics and electronic parts, as well as the electronic repair of industrial equipment.

Mr. Goodchild explained that the business is unique in that the petitioner repairs electronic circuit boards for high end metal fabricating equipment. In addition, the television repair business consists of converting flat screen TV’s to nostalgic (1940’s/1950’s) looking equipment. The petitioner and his father would operate the business along with the associated office work in the accessory building on the property. The petitioner does not advertise for the business and no expansion for the business is expected because of the unique electronic work involved.

*After discussion, Mrs. Willert moved, seconded by Mr. Goodchild and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

- **PO-08-OTWT-1 (David and Elizabeth Riedel d/b/a Riedel Electronics, LLC) Town of Ottawa, Sections 22 and 23**

Mr. Mace presented the “Staff Report and Recommendation” dated May 1, 2008, and made a part of these Minutes. He indicated the matter is related to the previous Conditional Use request SCU-1479 above.

*After a brief discussion, Mrs. Willert moved, seconded by Mr. Siepmann and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

#### **ADJOURNMENT**

*With no further business to come before the Commission, Mr. Goodchild moved, seconded by Mr. Siepmann to adjourn at 1:45 p.m.*

Respectfully submitted,

Betty Willert  
Secretary

BW:kb