

TOWN OF OCONOMOWOC

PLAN COMMISSION

JUNE 20, 2011

Present: Acting Chairman Robert Peregrine, Commissioners Richard Garvey, James Navin, Janis Husak, Terry Largent, Catherine Balthazor, Town Planner Jeffrey Herrmann, approximately 10 citizens. Absent Chairman Kenneth Runyard

Acting Chairman Peregrine opened the meeting at 6:40 p.m.

AGENDA

1. Approve minutes for June 6, 2011 Town Plan Commission meeting.

Husak moved to approve the minutes as printed. Seconded by Navin. Carried unanimously.

2. **Public Comments**

Tommie Coppinger – N52W35147 W. Lake Dr. She stated that there has been no change in the noise level at Tom’s Foolery since September 20, which was the last meeting to determine if there was any change in the noise coming from that establishment. She stated that the noise is excessive and there is no monitoring of the decibel level when there is live music.

4. **Consider and Act on Conditional Use Request for Ron & Marietta Marshall for Land Altering Activities – W347 N6119 Road I and W347 N61223 Road I.**

A Public Hearing had been held on this matter. It was decided to leave the September 15 date referenced in Jeff’s report. If the petitioner cannot meet that date (at present he does not know when he will receive approval from the DNR) he can ask for an extension at that time since he will have more information then.

Husak moved to approve the Conditional Use Request for Ron & Marietta Marshall for Land Altering Activities on Road I subject to Jeff’s report and the change of #5 to read “retaining walls may be constructed within 75 feet of Okauchee Lake if approved by Waukesha County and the DNR.” Seconded by Balthazor. Carried unanimously.

5. **Consider and Act on Conditional Use Request for Andrew Glorioso for Gunsmithing and internet sales – N95W34197 Townline Road.**

The petitioner was unable to attend.

Peregrine suggested two changes in the Planner’s recommendation which were incorporated in the following motion. Husak moved to approve the Conditional Use request for Andrew Glorioso for

gunsmithing and internet sales on Townline Road subject to the Planner's report dated June 14, 2011, as amended. #2 shall read: "All inventories of guns shall be stored in the 70 minute, 1,200 degree rated gun safe when not being worked on or overnight." #4 shall read: "There will be no retail sales of firearms conducted in the petitioner's home....." Seconded by Navin. Carried unanimously.

6. Consider and Act on Site Plan/Plan of Operation for Oconomowoc Nursery School, Inc. – N60W35980 Lake Drive.

The petitioner stated that they would like to rent a room in the Lord of Life Lutheran Church for a pre school. They would be taking over the former Montessori School area. Per Peregrine's suggestion, Garvey moved to approve the Site Plan/Plan of Operation for the Oconomowoc Nursery School located in the Lord of Life Lutheran Church subject to the Planner's report of June 14, 2011 with the following changes: under Proposed Request, last sentence of the first paragraph shall read: "The existing playground equipment at Our Savior's will be moved to Lord of Life." #5 shall read: "A detailed interior floor plan of the building, the area to be occupied by the Oconomowoc Nursery School, the location of the playground equipment and fence, shall be provided to the Town Planner for review and approval." Seconded by Husak. Carried unanimously.

7. Consider and Act on Site Plan/Plan of Operation for Earth Tool Company, LLC – N58 W39800 Industrial Road.

Jeff provided the Plan Commission with a brochure showing the equipment used in the business. Husak moved to approve the Site Plan/Plan of Operation for Earth Tool Company, LLC subject to Jeff's recommendation of June 15, 2011. Seconded by Largent. Carried unanimously.

8. Discussion on request to amend zoning on property located at W359 N6168 Brown Street from Residential to Commercial – James Stolz.

This item was taken off the agenda. It was the consensus that the property should remain residential until property across the street was commercial.

7:00 p.m. Public Hearing to consider the request of Steven and Rebecca Tiffany, W356 N6182 Anchor Court, Oconomowoc, Wisconsin for the construction of a 8' fence approximately 50' long.

Acting Chairman Peregrine opened the Public Hearing. The petitioners stated that they want the fence for their privacy. The neighbor's driveway is very close to their home and they provided photos showing the location and also the view from their bathroom window, which looks directly into the neighbor's garage. They stated that the neighbor's snowblower blows snow onto their property, which is the reason they did not plant arbor vitae trees. They contend that the arbor vitae at another area have been harmed by the snowblower. They provided a picture of the vinyl fence they would install and are now requesting a 6 ft rather than an 8 ft fence. The fence would not be visible from the road.

Keith Rademaker, 6165 Schooner Ct. is in favor of the fence.

Mr. Gutknecht, 6173 Schooner Ct. is in favor of the fence.

The petitioners supplied 14 names of residents who signed that they were in favor of the fence.

Paul Rodriguez, 6196 Anchor Ct., neighbor to the north, stated that he had offered to pay half the cost of planting arbor vitae. Mr. Tiffany stated he knew nothing about this offer, but Mrs. Tiffany said she had refused the offer. Presently there are buckthorn bushes along the property line and they would be removed.

There was discussion as to the merits of a wood fence. Tommie Koppinger, 35147 W. Lake Dr. stated that vinyl fences were very durable.

Peregrine closed the Public Hearing at 7:25 p.m.

3. Consider and act on fence variance for Steven & Rebecca Tiffany – W356 N6182 Anchor Court for a 6-8 ft fence.

Peregrine questioned the petitioners as to why they did not accept the offer of the neighbor to pay half the cost of arbor vitae. Rebecca stated that she did not want them to look as bad as the arbor vitae now there. Garvey prefers a natural fence. Peregrine stated that plantings outlast a vinyl fence. Husak stated that the petitioners could erect a 4 ft fence without approval. Petitioners stated that they intended to landscape in front of the fence.

Husak moved to approve the variance for the fence for Steven & Rebecca Tiffany on Anchor Court, which fence shall be six (6) ft high, three (3) ft off the property line, sixty (60) ft in length from the northwest corner of the house. Seconded by Largent. Carried unanimously.

9. Adjourn

Husak moved to adjourn. Seconded by Navin. Carried unanimously. Adjourned at 7:35 p.m.

Respectfully submitted,

Betty Callen, Recording Secretary