

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

January 22, 2013

Chairman Runyard called the meeting to order at 7:00 pm. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, and Catherine Balthazor. Commissioner Janis Husak was absent. Also present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser. For additional attendees, see attached sign-in sheet.

1. Approve Minutes for December 3, 2012, Town Plan Commission Meeting: Commissioner Peregrine made a motion to approve the minutes as presented. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments: Clerk/Treasurer Lesser read a letter submitted from Brett Meili expressing his concerns for the site plan/plan of operation request for Bertrand's on the Point.

Roland Morrison stated his concerns about the voltage of solar lights and the possibility of them being on all night. Mr. Morrison stated that there is to be no ground lighting per Waukesha County Parks and Planning. Mr. Morrison also stated that in item #13 of the planner's report it indicates that the dumpster is to be enclosed it has not been completed, and feels that there should be a decibel level number indicated in the report for indoor music.

Peter Puestow submitted a letter listing his concerns for the site plan/plan of operation for Bertrand's on the Point. Mr. Puestow went on to discuss his concerns about the employee parking as was indicated in the 2001 SCU-200, Mr. Puestow explained that due to the lack of employee parking where they are suppose to and noise, that he and his wife had to move to another bedroom within their house in order to sleep.

Mike Bertrand explained that the parking lot was placed before the road and retaining wall were.

Administrator/Planner Herrmann stated that he has talked with Amy Barrows of the Parks and Planning for Waukesha County as well as the County Landscapers about the area between the retaining wall and road, they indicated that nothing will grow there due to the soil conditions and the salt from winter.

Mr. Puestow stated that he would like to see a green space in that area.

Administrator/Planner Herrmann stated that landscaping in an area where the vegetation would have to be replaced annually is unrealistic.

Commissioner Peregrine question Mike Bertrand if the parking stalls were adequate for the number of employees, and Mike Bertrand answered that they were.

David Hubertgse indicated that he would be willing to work with Mike Bertrand and Waukesha County to keep the run off on his property as wells as Mike's on his. Mr. Hubertgse stated that he would like to see trees planted between the parking lot and the fence that separates his property from Mike Bertrand's. Also concerned that the restaurant is turning into a sports bar and is not in favor of that.

Administrator/Planner Herrmann questioned who owns the fence, and Mike Bertrand stated that both he and David do.

Mary Voelker asked Jeff Herrmann if he feels that he addressed all of Amy Barrow's violations before the foyer goes in and before the new sign.

Administrator/Planner Herrmann stated that all issues have been addressed, some have been completed. Herrmann stated that he feels that Mike Bertrand has been very cooperative with the Town and the County, some of the issues will be addressed through the plan of operation and that the landscaping will be addressed when the weather warms.

Mike Bertrand expressed that he has no intention of turning the restaurant into a sports bar. Mike also feels that a lot of the noises the neighbors are hearing are from the patrons of a different establishment walking down the sidewalk.

Commissioner Balthazor asked Mike Bertrand if he could try to incorporate more green space, and Mike Bertrand responded that he would have concerns of where to place the snow.

3. Consider and Act on Site Plan/Plan of Operation for Bertrand's on the Point, N52 W35002 Lake Drive, Okauchee, Wisconsin for the operation of a Restaurant/Tavern: Mike Bertrand stated that he has concerns for condition #18 of the planner's report; he would like to serve until 10 pm when his kitchen closes, which has been the practice for the past 14 years.

Administrator/Planner Herrmann stated that Mike had originally asked for 5 special events per year and in the report he has amended that to allow 3 special events per year.

Commissioner Peregrine stated that lights are not permitted. He also stated that in the planner's report condition #4 should be revised to reference the additional vegetation behind the building to address the drainage along the property line. Commissioner Peregrine also stated that condition #18 is satisfactory with 10 pm, and that in the front on the establishment, it should be designated as employee parking. Commissioner Peregrine also instructed Administrator/Planner Herrmann to include that exploring some non-natural barricade be installed between the wall and the guard rail.

Commissioner Peregrine made a motion to approve the site plan/plan of operation with the changes indicated to the planner's report dated January 21, 2013. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

4. Consider and Act on Certified Survey Map for Gregory & Andrea Stack, N57 W38135 Lakeland Drive and N57 W38113 Lakeland Drive, being a part of the SE ¼ of the SE ¼ of Section 29, in the Town of Oconomowoc: Administrator/Planner Herrmann stated that the current lot line runs through the existing house and that the petitioner's would like to move that line a bit to the north but still maintain two lots. Herrmann also stated that Mary Finet of Waukesha County Parks and Planning indicated to him that she does not see any problems with this request. Lot 1 will have an easement for the septic system which will be on lot 2. Commissioner Peregrine made a motion to approve the certified survey map subject to the planner's report. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. Adjourn: Commissioner Navin made a motion to adjourn at 8:15 pm. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC