

# TOWN OF OCONOMOWOC

## PLAN COMMISSION MEETING MINUTES

June 1, 2015

Chairman Robert Peregrine called the meeting to order at 6:31 p.m. Commissioner's present included: James Navin, Linda Bergman, Richard Garvey, Kenneth Runyard and Jan Husak. Commissioner Cathie Balthazor was absent. Others present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see attached sign-in sheet.

1. Approve Minutes for May 18, 2015 Town Plan Commission Meeting. – Commissioner Navin made the motion to approve the minutes as presented. Commissioner Runyard seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments. - None
3. Consider and Act on approval of retaining wall that is less than 5' in height for **Cathy Catozzi, N48W34178 E. Lindy Lane**, Nashotah, WI. – Administrator/Planner Herrmann stated there is a correction in the wording of this agenda item; it's not the retaining wall is less than 5' in height, it was to state 5 feet from the property/lot line. Petitioner Cathy Catozzi was present and showed the commissioner's pictures of the current retaining wall and was hoping that she would be able to replace the failed retaining wall. Commissioner Husak made the motion to approve the retaining wall for Cathy Catozzi at N48W34178 E. Lindy Lane. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on approval of retaining wall that is less than 5' in height for **Rudolf Eckert, PR, LLC**, 1350 Royal Mile Road, Oconomowoc, Wisconsin on property described as Lots 20 and 21 of the Plat of Point Comfort, Okauchee, being a part of the east one half (1/2) of Section 35, T8N, R17E, Town of Oconomowoc. - Administrator/Planner Herrmann stated there is a correction in the wording of this agenda item; it's not the retaining wall is less than 5' in height, it was to state 5 feet from the property/lot line. He also stated that the CSM was done to remove the lot line on lots 1 and 2 because of the grinder pump and the retaining wall and since the lot line was moved, the retaining wall is currently within 5 feet of the lot line. Commissioner Husak made the motion to approve the retaining wall for Rudolf Eckert for Lots 20 and 21 of the Plat of Point Comfort, Okauchee. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act on proposed changes to CSM for **Rudolf Eckert, PR, LLC**, 1350 Royal Mile Road, Oconomowoc, Wisconsin on property described as Lots 20 and 21 of the Plat of Point Comfort, Okauchee, being a part of the east one half (1/2) of Section 35, T8N, R17E, Town of Oconomowoc. – Administrator/Planner Herrmann stated the original CSM approval will possibly change and he is currently working with Rudolf Eckert and the County on the change and he is looking for the Board's blessing for a possible change. Commissioner Husak made the motion to approve the proposed changes to the CSM for Rudolf Ecker, PR, LLC 1350 Royal Mile Road, Oconomowoc on the property described as Lots 20 and 21 of the Plat of Point Comfort, Okauchee. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

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6. Consider and Act on approval of Site Plan/Plan of Operation for Chad Goeman, CRG & Son III, LLC, d/b/a: **Kick Switch, N51W34950 E. Wisconsin Avenue**, Okauchee, formerly Okauchee Standard. – Administrator/Planner Herrmann stated that everything that was set up for Okauchee Standard with the Site Plan/Plan of Operation will stay the same with Kick Switch; the only change will be the name and the sign. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation for Chad Goeman, CRG & Son III, LLC, d/b/a: Kick Switch, N51W34950 E Wisconsin Avenue per the recommendation of the Administrator/Planner's report dated May 17<sup>th</sup>, 2015. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
7. Consider and Act on recommendation to the Waukesha County Board of Adjustment on a request from **Ben Nelson and Wayne Nelson, N64W38018 Lac La Belle Drive**, Oconomowoc, for a variance from the road setback and building height requirements to raze the existing detached garage and construct a new, larger detached garage. Tax Key #OCOT0512993001 and #OCOT0512993002. – The petitioner Ben Nelson and Wayne Nelson were present and requested from the Board a variance from the road setback as well as a special exception from the accessory building floor area ratio requirements of the Code to allow them to raze the existing detached garage and construct a new, larger detached garage on the property. Commissioner Navin made the motion to recommend approval to the Board of Adjustment for the variance request for Ben Nelson and Wayne Nelson, N64W38018 Lac La Belle Drive to allow them to raze the existing detached garage and construct a new, larger detached garage on the property. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
8. Consider and Act on recommendation to the Waukesha County Board of Adjustment on a request from **Gordon and Alma Stelter, N56W34606 Road F**, Oconomowoc, for variances from the floor area ratio and open space requirements of the Waukesha County Shoreland and Floodland Protection Ordinance and possibly variances from the wetland and floodplain setback requirements to allow an existing shed that was rebuilt on the property without the necessary permits to remain on the property and to be relocated to a conforming location. Tax Key #OCOT0531001. – The Petitioners Gordon and Alma Stelter were present and explained to the Board they removed an existing garden shed from their property and put up a new one in its place roughly 8 years ago. At that time, they did not know they needed a permit to do this until they were informed from a neighbor not too long ago that they needed a permit to do this; after hearing that information, they took the necessary steps with the County and now with the Board here, to get the necessary approvals to make things correct. Commissioner Navin asked if the shed is currently on a slab; Mr. Stelter stated it was not. Commissioner Navin made the motion to recommend approval to the Board of Adjustment for both variances for the floor area ration and open space requirement as well as to allow the shed to remain where it is. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
9. Adjourn. – Commissioner Husak made a motion to adjourn at 6:55 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted – Lori Opitz, WCMC; Clerk/Treasurer