

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday February 5, 2024

Chairman Robert Peregrine called the meeting to order at 5:00 p.m. Commissioner's present include James Navin, Linda Bergman, Dione Funk, and Pat Agnew. Commissioner Wayne Euclide appeared by zoom and Commissioner Jim Navin was excused. Also in attendance was Jason Fruth from Waukesha Park and Planning, Administrator/Planner Jeffrey Herrmann, and Clerk/Treasurer Lori Opitz. For additional attendees please see the sign-in sheet.

A Public Hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division to consider the Conditional Use request (CU106) Regency Builders, Inc., 1133 Quail Court, Ste 300, Pewaukee, WI 53072 (applicant) for property owned by Evan McCarthy, N60 W35144 Lake Drive, Oconomowoc, WI 53066, to allow 2 residential dwellings to remain on the property as a legal non-conforming use. The subject property is described as Lot 15, Bauers Bays, part of the NE ¼ of Section 26, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N60 W35144 Lake Drive (Tax Key No. OCOT 0533.015).

Chairman Peregrine opened the public hearing at 5:01 p.m.-

Jason Fruth of Waukesha County Park and Planning stated the property consists of two dwellings and the petitioners are looking to raze the house by the lake and build a new home but before they raze the lake house, they are seeking approval to keep the property as two because once the house is razed the property becomes conforming and they want the property to remain as legal non-conforming use. He also stated the new house would be set back further from the lake than the existing house.

The petitioner, Evan McCarthy, stated when he originally purchased the property it worked for him because he is single, but now his family has grown, and they need a bigger house to accommodate his family. He is currently renting the property behind his house, but once he starts construction on the main house his family would move in there until the house is done and once the main house is done, he will be having his parents move into the cottage.

Administrator/Planner Jeffrey Herrmann stated there was a letter received from Barbara Bennett stating concerns with the request. The Plan Commission members all had a copy of the letter and extra copies were given to Waukesha County and the Petitioner.

The petitioner, Evan McCarthy, stated he does not know Barbara Bennett; however, he has heard she can be a difficult neighbor. He addressed the Commissioner's on the concerns that were in the letter.

Jason Fruth of Waukesha County stated that one of the concerns in the letter was the boat slips that are being provided do not conform to the zoning ordinance.

The petitioner Evan McCarthy stated if that is a concern, he does not have to rent out boat slips.

Mike Thompson, a neighbor of the petitioner stated he wanted to go on the record to state that Ms. Bennett has been a difficult neighbor.

The Petitioner, Evan McCarthy stated the boat slips are for the residents that live in Lakeview Acres, and they bring golf carts over and park them in his driveway.

Chairman Peregrine closed the public hearing at 5:14 p.m.

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Immediately following the above scheduled hearing, a second public hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Parks and Land Use – Planning and Zoning Division to consider the Conditional Use request (CU107) Rob Miller Homes, LLC, 706 Main Street, Delafield, WI 53018 (applicant) for property owned by Brian and Sandy Flood, N56 W39312 Wisconsin Avenue, Oconomowoc, WI 53066, to allow an addition to the existing residence for an in-law unit. The subject property is described as part of Lot 1, Lac La Belle Park, part of the SE ¼ of Section 30, T8N, R17, Town of Oconomowoc. More specifically, the property is located at N56W39312 Wisconsin Avenue (Tax Key No. OCOT 0552.014).

Chairman Peregrine opened the public hearing at 5:15 p.m.

Rob Miller, 706 Main Street, Delafield stated the property owners requesting a conditional use to allow for an addition to the existing residence for an in-law suite and the addition would be around the garage area.

Jason Fruth of Waukesha County stated the ordinance states the property still needs to look like a single residence with the addition. He stated they have started construction already because time was of the essence and were told they have met the requirements, but approval of the conditional use permit is needed before they expand the structure, and they are proceeding at their own risk before approval. He also stated he received an e-mail from a concerned neighbor about the ability to get out of their driveway with all the construction trucks in the area.

Rob Miller stated they have been working with the neighbors in the area regarding the construction and they have been addressing everyone's concerns.

Chairman Peregrine closed the public hearing at 5:23 p.m.

1. **Approve Minutes for meeting from January 15, 2024.** – Administrator/Planner Herrmann stated that the minutes will be on the next agenda to approve; he didn't have all the minutes done on the public hearings and he will have them done for the next meeting.
2. **Public Comments.** - None
3. **Consider and Act on the Site Plan/Plan of Operation of Okauchee Holdings, D LLC. The property is described as part of the SW 1/4, Section 36, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N51 W34922 E Wisconsin Ave (Tak Key No. OCOT 575.984.001).** – Commissioner Navin made the motion to approve the site plan/plan of operation of Okauchee Holdings, LLC located at N51W34922 E. Wisconsin Avenue per the recommendations of Administrator/Planner Herrmann's report dated January 28, 2024. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 5:26 p.m. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer