

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**Monday, February 18, 2019**

Chairman Robert Peregrine called the meeting to order at 6:32 p.m. Commissioner's present included James Navin, Linda Bergman, Jim Roche, Richard Garvey, Pat Agnew and Terry Largent. Also in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign in sheet.

1. **Approve Minutes for February 4, 2019 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the minutes for the February 4, 2019 meeting as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** –  
  
Nancy West, Spinnaker Drive, questioned the width of the bike path width on Amy Lane.
3. **Consider and Act on Site Plan/Plan Operation amendment of Zachary Chudy, d/b/a Flex Care Chiropractic, W359N5920 Brown Street, Oconomowoc, Wisconsin to replace the existing sign face with "Flex Care" which is the businesses new name on the property located on Lot 2 of Certified Survey Map NO. 9072, being a redivision of part of Lot 4 of Certified Survey Map No. 5455, locate in the NW ¼ of the SW ¼ Section 26, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0535.999.011).** – The petitioner was present and stated the business will stay the same the only changes is the name to the business and the existing sign. Commissioner made Navin the motion to approve the Site Plan/Plan Operation amendment of Zachary Chudy, d/b/a Flex Care Chiropractic, W359N5920 Brown Street to replace the existing sign face with "Flex Care" per the recommendation of Administrator/Planner Herrmann's report dated February 12<sup>th</sup>, 2019. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act Certified Survey Map (CSM) for James Ruppenthal, N60W38537 Blackhawk Drive, Oconomowoc, WI. More specifically the property is located Lot 13, BLK 4 Edgemoore Estates, PT NE1/4 SEC 29, T8N R17E, Town of Oconomowoc (Tax Key No. OCOT 0545.061, 0545.602, 0545.063 & 0528.991)** – The petitioner was presented and stated he is attempting to combine into one new parcel and is also in the process of acquiring adjacent land from the neighbor to provide additional frontage on Lac La Belle. Commissioner Navin made the motion to approve the Certified Survey Map for James Ruppenthal, N60W38537 Blackhawk Drive per the recommendation of Administrator/Planner Herrmann's report dated February 12<sup>th</sup>, 2019. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on preliminary plat for Bayfield Estates (Snyder Farm Development) F&M Snyder Family LLC (owner), Dennis Steinkraus, FDG, LLC (applicant) at W359N6280 Brown Street, Oconomowoc, Wisconsin. Property is described as Lot 1 Certified Survey Map No. 8419, being a part of the NW ¼ of Section 26, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0534.997)** – Administrator/Planner Herrmann stated there are minor changes that need to be made that are outlined in his report that the developer will have to change on the plat for it to be complete. He also asked the Board when the changes are made if they feel comfortable with the approval at the staff level or would they prefer this come back as an item on the agenda for approval. After some discussion by the Commissioners, Commissioner Navin made the motion to approve and recommend to the Town Board the preliminary plat for Bayfield Estates (Snyder Farm Development) FM Snyder Family LLC (Owner), Dennis Steinkraus, FDG, LLC (applicant) at W359W6280 Brown Street per the recommendation of Administrator/Planner Herrmann's report

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dated February 12<sup>th</sup>, 2019 and having Administrator/Planner Herrmann have the final approval of the changes made to the plat. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on Landscape Plan/Signage/Entrance Plan and Amy Lane Connection for Bayfield Estates (Snyder Farm Development) F&M Snyder Family LLC (owner), Dennis Steinkraus, FDG, LLC (applicant) at W359N6280 Brown Street, Oconomowoc, Wisconsin. Property is described as Lot 1 Certified Survey Map No. 8419, being a part of the NW ¼ of Section 26, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0534.997)** – Commissioner Navin made the motion to approve Administrator/Planner Herrmann’s memo dated February 12, 2019 subject to the Signage and the Amy Lane Connection returning on a future agenda for Bayfield Estates (Snyder Farm Development) F&M Snyder Family LLC (owner), Dennis Steinkraus, FDG, LLC (applicant) at W359W6280 Brown Street. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
  
7. **Consider and Act on Developer’s Agreement & Declaration of Restrictions for Bayfield Estates (Snyder Farm Development) F&M Snyder Family LLC (owner), Dennis Steinkraus, FDG, LLC (applicant) at W359N6280 Brown Street, Oconomowoc, Wisconsin. Property is described as Lot 1 Certified Survey Map No. 8419, being a part of the NW ¼ of Section 26, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0534.997)** – Chairman Peregrine asked if they could look over the packet and bring it to the next meeting. Commissioner Navin made the motion to postpone the developer’s agreement and the declaration of restrictions for Bayfield Estates until the March 4<sup>th</sup> meeting. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
  
8. **Consider and Act on the following waivers for Bayfield Estates:**
  - a. **Section 265-41(a) Side Lot Lines shall be at right angles.**
  - b. **Section 265-41(c) Lots exceeding depth to width ratio of 2:1.**
  - c. **Section 265-41(f) All lots must abut a public street for at least 60 feet.**Administrator/Planner Herrmann presented a colored map to the commissioners outlining the waivers that are needed and explained why they are needed. Commissioner Navin made the motion to approve the waivers listed for Bayfield Estates. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
  
9. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:03 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer