

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**February 19, 2024**

Chairman Robert Peregrine called the meeting to order at 5:00 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, Jim Roche, and Pat Agnew. Commissioner Wayne Euclide appeared by Zoom. Also in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see the sign-in sheet.

1. **Approve Minutes for meeting from February 5, 2024.** – The minutes were not in the packet for the Commissioner's to review; they will be on the next agenda for approval.

2. **Public Comments.** –

Nancy West, W357N6190 Spinnaker Drive, questioned why there were no trees or shrubs on the plat map, stated there is a four-foot berm that is angled along the lot line and was wondering who was going to take care of that and one of the berms was close to a cable box and was wondering if there was an ordinance that prohibited it.

Gary Fehr, W358N6191 Amy Lane, questioned if there was going to be a road connection to Amy Lane; Administrator/Planner Herrmann stated that the portion was dedicated to the Town, and it will be a right-of-way leading up to Amy Lane.

3. **Consider and Act on 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).** –

Commissioner Navin made the motion to approve the conditional use request (CU106) of Regency Builders, Inc. 1133 Quail Court, Pewaukee (applicant) for the property owned by Evan McCarthy, N60W35144 Lake Drive to allow 2 residential dwellings to remain on the property as a legal non-conforming use per the recommendations of Administrator/Planner Herrmann's memorandum dated February 13, 2024. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on 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).** –

Commissioner Roche made the motion to approve the conditional use request (CU107) Rob Miller Homes, LLC, 706 Main Street, Delafield (applicant) for the property owned by Brian and Sandy Flood, N56W39312 Wisconsin Avenue to allow an addition to the existing residence for an in-law unit per the recommendations of Administrator/Planner Herrmann's memorandum dated February 13, 2024. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on the Preliminary Plat for East Woodlake Subdivision c/o Jon Spheeris. The subject property is described part of the S ½ of the SE ¼ of Section 20, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 512.994).** –

Jon Spheeris gave a brief explanation of the plans for the area and has been working diligently with the Town and County to make sure they are following the proper steps. Robert Davy from Lake Country Engineering talked about the water issues in the past with the land, but stated he has done extensive research and has proposed and outlined a solution that will prevent and filtrate the water out of the area into the catch basin. He

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talked extensively with the Commissioners on how each of the six drainage areas will help eliminate storm water build up. Commissioner Bergman made the motion to approve the preliminary plat for East Woodlake Subdivision, c/o John Spheeris per the recommendation of Administrator/Planner Herrmann's report dated February 14, 2024. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on the final plat for Snyder Farm c/o Bill Zach. The subject property is described as Part of the N ½ of the NW ¼ and part of the NW ¼ of the NE ¼ of Section 26, T8N, R17E, in the Town of Oconomowoc. More specifically, the property is located at W359 N6280 Brown Street, containing approximately 79.56 acres (Tax Key No. OCOT 533.998.001).** – Mark Augustine, Surveyor, briefly explained the final plat for Snyder Farms and that the residential subdivision will have 77 single-family lots and seven out lots. Commissioner Bergman made the motion to approve the final plat for Snyder Farm, c/o Bill Zach for the property located at W359N6280 Brown Street per the recommendations of Administrator/Planner Herrmann's report dated February 10, 2024. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on the Certified Survey Map (CSM) for James Nolter. The property is described as being part of the NE ¼ of the NW ¼ of Section 22, T8N, R17E, in the Town of Oconomowoc. More specifically, the property is located at W365 N7148 McMahan Road (Tax Key No. OCOT 518.999.009).** – Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map (CSM) for James Nolter for the property located at W365N7148 McMahan Road per the recommendation of Administrator/Planner Herrmann's report dated February 13, 2024. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
8. **Adjourn.** – Commissioner Navin made the motion to adjourn at 5:55 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer