

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

Monday, April 16th, 2018

Chairman Robert Peregrine called the meeting to order at 6:27 p.m. Commissioner's present included James Navin, Linda Bergman, James Roche, Pat Agnew, Richard Garvey and Terry Largent. Also in attendance included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees see sign in sheet.

1. **Approve Minutes for March 19th, 2018 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the March 19th, 2018 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.**

Nancy West, W357N6190 Spinnaker Drive, briefly talked about the road connections for the Snyder Farm subdivision.
3. **Consider and Act on the Request of Cynthia Piskula (Gunderson/Patterson), N8310 Parkview Dr., Ixonia, WI, to amend the District Zoning Maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance for a portion of her property from the FLP Farmland Preservation District to the R-1 Residential District, on property described as follows: Located in the NE ¼ of Section 17, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N79W38213 McMahan Road. (Tax Key No. OCOT 0497.999).** Petitioner was present to state why they are changing part of the property from the FLP Farmland Preservation District to the R-1 Residential District. Commissioner Navin made the motion to approve the request of Cynthia Piskula (Gunderson/Patterson) N8310 Parkview Drive to amend the District Zoning maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance for a portion of her property from the FLP Farmland Preservation District to the R-1 Residential District on the property located at N79W38213 McMahan Road per the recommendation of Administrator/Planner Herrmann's report dated March 25, 2018. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on Certified Survey Map for Cynthia Piskula (Gunderson/Patterson), N8310 Parkview Dr., Ixonia, WI, for the property located in the NE ¼ of Section 17, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N79W38213 McMahan Road. (Tax Key No. OCOT 0497.999).** – Commissioner Navin made the motion to approve the Certified Survey Map for Cynthia Piskula (Gunderson/Patterson), N8310 Parkview Drive, Ixonia for the property located at N79W38213 McMahan Road per the recommendation of Administrator/Planner Herrmann's report dated April 8, 2018. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the Request of F&M Snyder Family LLC (Owner), 634 David Street, Lake in the Hills, IL, and Forward Development Group, LLC (applicant) 161 Horizon Drive, Suite 101A, Verona, WI, to amend the District Zoning Maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance from A-T Agricultural Transition District to the R-2 Residential District to allow the development of a 71-lot single-family subdivision on an approximately 80-acre property located in part of the N ½ of the NW ¼ and part of the NW ¼ of the NE ¼ of Section 26, T8N, R17E, Town of**

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Oconomowoc. More specifically, the property is located at W359N6280 Brown Street (C.T.H. "P") (Tax Key No. OCOT 0533.998.001). – Chairman Peregrine stated by having a for sale sign up for the lots was premature on the part of the developer and showed a disrespect to the Commissioners and the surrounding neighbors when this process is just in its initial stage and asked that the for sale sign come down. Commissioner Navin made the motion to approve the request of F& M Snyder Family LLC (Owner) 634 David Street, Lake in the Hills, IL and Forward Development Group LLC (applicant) 161 Horizon Drive to amend the District Zoning maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection ordinance From A-t Agricultural Transition District to the -2 Residential district to allow the development of a 71-lot single family subdivision located at W359N6280 Brown Street per the recommendation of Administrator/Planner Herrmann's report dated April 8, 2018. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on Site Plan/Plan of Operation request of Cynthia Valerio, d/b/a Hallet Next Door Pet Grooming, W359 N5760 Brown Street, Oconomowoc, Wisconsin to operate a Pet Grooming Business. The property is described as Lot 1 CSM 4888, being a part of the SW ¼ of Section 26, in the Town of Oconomowoc. More specifically, the property is located at W359 N5760 Brown Street (Tax Key No. OCOT 0535.995.006).** The petitioner was present to state what they would like to do with the business and was content with the Planner's report. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation request of Cynthia Valerio, d/b/a Hallet Next Door Pet Grooming to operate a Pet Grooming Business located at W359N5760 Brown Street per the recommendation of Administrator/Planner Herrmann's report dated April 8, 2018. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

7. **Consider and Act on Site Plan/Plan of Operation request of James Ruskiewicz, d/b/a "Anna's Greenhouse", P.O. Box 157, North Prairie, Wisconsin to operate a Temporary (Seasonal) Greenhouse and Garden Mart from May to September. The property is described as Lot 2 CSM 11409, being a part of the SW ¼ of Section 26, in the Town of Oconomowoc. More specifically, the property is located at W359 N5848 Brown Street (Tax Key No. OCOT 0535.999.013).** – The petitioner was present and stated he had done this last year and everything went well. Administrator/Planner Herrmann recommended to the Board if he would like to continue to do this in the future he could submit the dates and it would not be necessary for him to come back before the Board. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation request of James Ruskiewicz, d/b/a Anna's Greenhouse, P.O. Box 157, North Prairie to operate a temporary (seasonal) Greenhouse and Garden Mart from May to September located at W359N5848 Brown Street per the recommendation of Administrator/Planner Herrmann's Memo dated April 8, 2018 and also stated he could get dates for doing this in the future and give them to Administrator/Planner Herrmann to review where the petitioner would not have to come back to the board for approval. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.

8. **Consider and Act on the Site Plan/Plan of Operation Amendment for Okauchee Mystery Bar LLC, d/b/a Foolery's Liquid Therapy to amend the current Plan of Operation to allow live music outside on the deck. The subject property is known as Lot 1 CSM 10897, SW ¼ of Section 36. More specifically, the property is located at N52 W35091 Lake Drive (Tax Key No. OCOT 0569.152.001).** Commissioner Bergman stated the petitioners did not appear and the

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Board was unable elicit any information concerning their petition for Amendment of their Site Plan/Plan of Operation therefore the Board is unable to make a recommendation. Commissioner Bergman made the motion to make no recommendations. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

9. **Consider and Act on Fundraising Event for Theatre of Oconomowoc, W359 N5920 Brown Street, Oconomowoc, WI, The property is described as Lot 2 CSM 9072, being a part of the SW ¼ of Section 26, in the Town of Oconomowoc. More specifically, the property is located at W359 N5920 Brown Street (Tax Key No. OCOT 0535.999.011).** – The petitioner was present to state they are operating under a new LLC, but the operations will stay the same as it was with the previous owners and hopes that if this is successful, they would do this on a yearly basis and is also requesting to put up a small tent next to the building. She also anticipates the music would go from 5:00 p.m. to 9:00 p.m. but would like to have the hours from 5:00 p.m. to 11:00 p.m. approved. Commissioner Navin made the motion to approve the Fundraising event for Theatre of Oconomowoc, located W359N5920 Brown Street, the hours of 5:00 p.m. to 11:00 p.m. and a small tent. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.
10. **Amendment Request of Chad Ostrom, N58 W39800 Industrial Road, Suite D, Oconomowoc, WI to change the name from “Sweet Mullets Brewing Co.” to “Brew Finity” and to update the existing sign to reflect the new name. The property is located in the SW ¼ of Section 30, in the Town of Oconomowoc. (Tax Key No. OCOT 0551.996).** – A representative of the petitioner was present and stated the operation would continue to remain the same, the only change would be the name of the business and the sign outside of the business. Commissioner Roche made the motion to approve the amendment request of Chad Ostrom, N58W39800 Industrial Road, Suite D, Oconomowoc, Wisconsin to change the name from “Sweet Mullets Brewing Co.” to “Brew Finity” and to update the existing sign to reflect the new name subject to all previous conditions. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
11. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:02 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer