

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Tuesday, April 26, 2022

Chairman Robert Peregrine called the meeting to order at 5:00 p.m. Commissioner's present included Jim Navin, Jim Roche, Pat Agnew and Terry Largent. Commissioner Linda Bergman and Dione Funk were excused. Also in attendance were Ben Greenberg from Waukesha County Park and Planning and Administrator/Planner Jeffrey Herrmann. Clerk/Treasurer Lori Opitz was excused. For additional attendees, please see sign-in sheet.

A Joint Public Hearing with the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha County Department of Park and Land Use to consider the Conditional Use request (CU71) of Mark and Wendy Raposo (owners) and James Marriott of Miller Marriot Construction Co. (applicant), for land altering activities associated with the construction of a single-family residence with attached garage. The subject property is described as the part of the NW ¼ of Section 25, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W347N6082 Road I, Oconomowoc, WI 53066 (Tax Key No. OCOT 0530.098).

Chairman Robert Peregrine opened the public hearing at 5:00 p.m.

Ben Greenberg from Waukesha County Parks and Planning stated we were here for the conditional request to construct a single-family residence on the property. He stated that it is 1/3-acre size lot and it meets all the set-backs, will need a stormwater permit and an approve grading plan. He also stated that he received a letter from the neighbor, Steven St. Thomas in support of the request.

Jeff Herrmann, Administrator/Planner stated he would like to know what kind of time frame in the completion of the project.

Jim Marriot, of Miller Marriot Construction stated it would take about a year to complete.

There were no other public comments

Chairman Robert Peregrine closed the public hearing at 5:05 p.m.

Immediately following the above Joint Public Hearing a Public Hearing will be held by the Town of Oconomowoc Plan Commission to consider the request of Mike and Marla Felvey, N59 W38499 Kohl Lane, Oconomowoc, Wisconsin 53066, for the construction of a 42-inch-high fence. The fence is to be located along the east side of the property abutting Kohl Lane. The proposed fence does not meet the Town of Oconomowoc Code Ordinance Section 144-5. The property is described as part of the SE ¼ of Section 29, T8N R17E, Town of Oconomowoc, Waukesha County, Wisconsin (OCOT 0545.063.002).

Chairman Robert Peregrine opened the public hearing at 5:06 p.m.

Chris Miracle from Sussex, the Project manager, explained what the applicants would like to do and what the height and what the fence would look like; the posts to the railings.

There were no other public comments.

Chairman Robert Peregrine closed the public hearing at 5:09 p.m.

1. **Approve Minutes for March 21st and March 29th meeting.** – Commissioner Navin made the motion to approve the March 21st and March 29th meeting minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.**

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Nancy West, W357N6190 Spinnaker Drive, made the comment regarding the preliminary plat for Snyder Farms if there was going to be a connection from Amy Lane and if there was going to be a traffic study done on the area since there will be an additional 77 homes and with the church in the area.

Administrator/Planner Herrmann stated that a traffic study will not be needed.

Gary Fehr, W388N6191 Amy Lane, stated that he is the last house on Amy Lane and was wondering if trees will be put up because of privacy issues with his house and the connection into the new proposed subdivision and with the connection being so close to his property, that this may affect the ability for him to do things in the future with his property.

Lori Preston, W356N6196 Anchor Court, which is at the end of Anchor Court, state she does not have a complaint, more of a concern, regarding the drainage from the set-backs it may cause with the development and was wondering the property line that meets hers, if a berm or landscaping could be put there for a little more privacy for her property and the new property.

Gary Moilanen, N61W358105 Spinnaker Drive, concerned with the construction vehicles that will be coming in, which direction would they be coming in.

Administrator/Planner Herrmann stated they would be coming into the subdivision from the North and a future meeting will be held to go over the landscaping of the area and minimum square footage of a house would be 1,500 square feet.

3. **Consider and Act on the request of Mike and Marla Felvey, N59 W38499 Kohl Lane, Oconomowoc, Wisconsin 53066, for the construction of a 42-inch-high fence. The fence is to be located along the east side of the property abutting Kohl Lane. The proposed fence does not meet the Town of Oconomowoc Code Ordinance Section 144-5. The property is described as part of the SE ¼ of Section 29, T8N R17E, Town of Oconomowoc, Waukesha County, Wisconsin (OCOT 0545.063.002).** – Commissioner Navin made the motion to approve the request of Mike and Marla Felvey, N59W38499 Kohl Lane to construct a 42-inch-high fence located along the east side of the property abutting Kohl Lane. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on Site Plan/Plan of Operations Amendment for Wendy Haerterich (applicant) d/b/a Little Dumplings Early Learning Center to increase occupancy of children and staff. The subject property is described as being part of the NW ¼ Section 28, T8n, R17E. More specifically located at W379 N6160 N Lake Road, Oconomowoc, WI 53066 (Tax Key No. OCOT 0542.981.001).** – Commissioner Roche made the motion to approve the site plan/plan of operation amendment for Wendy Haerterich (applicant), d/b/a Little Dumplings Early Learning Center to increase occupancy of children of 103 to 234 as well as increasing the staff per the recommendation of Administrator/Planner Herrmann's memo report dated April 13, 2022. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on preliminary plat for Snyder Farms, F&M Snyder Family LLC (owner), Mark Augustine (applicant) to develop 79.5 acres into approximately 77 lots. 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).** – Mark Augustine the applicant for F&M Snyder Farms explained and or went over the preliminary plat for the area and a brief description of areas they would be planting trees. Administrator/Planner stated the landscape plans would be acted on at a later date and that we are here to act on just the preliminary plat. Mark Augustine also stated there would be 77 lots and 10 out lots. Commissioner Roche made the motion approve the preliminary plat for Snyder Farms as

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

presented with the recommendations of Administrator/Planner Herrmann's report dated April 21, 2022 as well as the corrections needed of out lot 6 and Margaret Court that was discussed during the meeting. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and act on following waivers for the preliminary plat for Snyder Farms, F&M Snyder Family LLC (owner), Mark Augustine (applicant) to develop 79.5 acres into approximately 77 lots. 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).**

- A. Section 265-41 (A) Side Lot lines at right angles.
- B. Section 265-41 (C) Lot Depth to Width Ratio.

Commissioner Roche made the motion to approve the waivers listed above for the preliminary plat for Snyder Farms, F&M Snyder Family LLC (owner), Mark Augustine (applicant) to develop 79.5 acres into approximately 77 lots. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

7. **Adjourn**. – Commissioner Navin made the motion to adjourn at 6:10 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer