

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**Monday, May 16, 2022**

Chairman Robert Peregrine called the meeting to order at 6:30 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, Jim Roche, Pat Agnew and Terry Largent. Also in attendance were Jason Fruth from Waukesha Park and Planning, Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. 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 (CU73) of Hans Weissgerber for an unspecified Conditional Use for a seasonal concession stand and related recreational uses. The proposal includes a request to allow special events such as weddings, picture sessions and an occasional family movie night on the Okauchee Lake island property that is subject of the request. The subject property is described as Lot 13, Island Okauchee Freihube Plat, part of the NW ¼ of Section 36, T8N, R17E and part of Lot 6 Tweedens Subdivision, Town of Oconomowoc (Tax Key No. OCOT 0574.095).**

Chairman Robert Peregrine opened the public hearing at 6:30 p.m.

Jason Fruth from Waukesha County Park and Planning stated the petitioners are seeking a conditional use for concessions, picture venue, occasional weddings, light music and movie nights on the Island in Okauchee. He also stated there is an existing gazebo via prior variance, however that variance prohibits commercial use and new structures. So, the applicants are seeking a new variance to eliminate the prohibition on commercial use, new structures and piers, but the prior CU request to authorize weddings and pictures have been withdrawn. The proposed hours are 4:00 p.m. to 8:30 p.m. on Wednesday and Thursday and 11:00 a.m. to 9:30 p.m. Friday through Sunday with low music on Friday through Sunday. He stated they are seeking additional boat slips and are still working with Environmental Health on permitting food; the property is zoned for residential use and has environmental corridor overlay on the west part of the Island.

Lisa Marks Weissgerber stated the Island could be of greater service to the community than what it is currently used for. She stated the premises is ideally located and could serve boaters either on the go or provide a casual beer-garden atmosphere for families to enjoy a summer day on the lake by playing giant Jenga, bean bag toss game, enjoying soft drinks or a limited liquor selection, having an ice cream or a movie night on the Island. She also stated that there would not be a permanent structure, however a temporary concession stand (tiki-bar like structure) will be set up in the summer to facilitate transactions as well as food a beverage service; there would be 11 wooden tables and chairs with umbrellas placed on the lawn to provide seating for families and two porta-potties will be set up in a discreet location on the premises.

Administrator/Planner Jeffrey Herrmann stated he the hours on Sunday would probably have to be less than what the petitioners are asking for and the music would have to be on a trial basis to see how the noise level is on the lake because of there being issues in the past with noise that travels across the lake.

Chairman Robert Peregrine closed the public hearing at 6:55 p.m.

**Immediately following the above noticed public hearing, another hearing will be held to consider the Conditional Use request (CU72) of Cypress Tree, LLC, for a proposed cottage development near the north shore of Mapleton Lake. The proposal includes approximately 14 rental cottages, and the request includes up to three caretaker's quarters. The proposal is for the cottages to be available for rent to families of those staying at Angel's Grace Hospice, Zachariah's Acres and the general public. A conservation easement is proposed for areas that will stay in agricultural use to the north of the proposed cottage development. The tree farm would remain on the east parcel with one future residence being sought for that parcel. The subject properties are described as Lot 3, Lot 1, part of the NE 1/4, SW ¼, SE ¼ of Section 14**

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**and part of the NE ¼ of Section 23, T8N, R18E, Town of Oconomowoc (Tax Key No.'s OCOT 0488.994.003 and OCOT 0488.994.005).**

Administrator/Planner Herrmann stated the applicant had withdrawn their request and there would be no public hearing regarding this item.

1. **Approve Minutes for May 5<sup>th</sup>, 2022, meeting.** – Commissioner Navin made the motion to approve the May 5<sup>th</sup>, 2022 meeting minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on a Site Plan/Plan of Operation amendment for May House Collection, c/o Kristina May (applicant), W349 N5002 Brown Street, Oconomowoc, Wisconsin to expand the current business into the adjacent area, approximately 1200 square feet. The property is described as Lot 1, part of SW 1/4, Section 35, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W349 N5002 Brown Street (Tax Key No. OCOT 0571.960.001).** – The applicant was present to state what they would like to do, which is utilize the area to spread things out in the store evenly. Commissioner Roche made the motion to approve the Site Plan/Plan of Operation amendment for May House Collection, c/o Kristina May (Applicant) to expand the current business into the adjacent area at W349N5002 Brown Street per the recommendation of Administrator/Planner Jeffrey Herrmann's report dated May 12, 2022. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on a Site Plan/Plan of Operation for Joren DeVrier, 1341 West Wisconsin Avenue, Suite #4, Oconomowoc, Wisconsin to open an auto detailing business, known as FX Auto Lab. The subject property is described as part of the SW ¼, Section 30, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N58W39800 Industrial Road Suite C, Oconomowoc, WI 53066 (Tax Key No. OCOT 0551.996).** – The applicant was not present but Administrator/Planner Herrmann stated that the request is a simple one and straight forward. Commissioner Roche made the motion to approve the Site Plan/Plan of Operation for Joren DeVrier, 1341 West Wisconsin Avenue, Suite #4 to operate an auto detailing business know as FX Auto Lab located at N58W39800 Industrial Road, Suite C per the recommendation of Administrator/Planner Jeffrey Herrmann's report dated May 12, 2022 as long as the applicant was in agreement with the report. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on Okauchee Lake Yacht Club and Sailing School schedule for 2022.** – Commissioner Navin made the motion to approve the Okauchee Lake Yacht Club and Sailing School schedule for 2022. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
6. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:03 p.m. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer