

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

MONDAY, MAY 17th, 2021

Chairman Robert Peregrine called the meeting to order at 6:36 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, Jim Roche, 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.

A Joint Public Hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha Count Department of Parks and Land Use to consider the Conditional Use request (CU53) of Jon Schoenheider of Regency Builders (applicant), representing Tom & Mary Bachman (owners), for land altering activities associated with the construction of a new single-family residence with exposed basement, patio, hot tub and fire pit. The subject property is described as the S ½ of Lot 12 and the N ½ of Lot 13, Okauchee Lake Park, located in part of the E ½ and part of the SE ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W342N5052 Road P, Okauchee, WI 53069 (Tax Key No. OCOT 0576.024)

Chairman Robert Peregrine opened the hearing at 6:37 p.m.

Rebekah Leto from Waukesha County stated the subject property is zoned R-3 residential and is 27,257 sq. ft., located on Road P, on the south portion of Okauchee Lake. The property contains a single-family residence, detached garage and a boathouse. A three-tiered retaining wall lines the south portion of the property, ranging in length from 140' (base wall) to 80' (top wall). The overall height of the walls is 16 ft. The walls were replaced in 2002. The east half of the property slopes towards Okauchee Lake at an approximately 25% slope. The west half of the property where the current structures are located is relatively flat (902' amsl).

She also stated the petitioners are proposing to raze the residence and detached garage and construct a new single-family residence with attached garage. The top tier of the retaining wall will be removed to achieve an elevation closer to the walkout elevation of 892'. The lakeside slope allows for a full walkout exposure. However, the petitioners desire a large outdoor recreation space adjacent to the house inclusive of covered patio, open patio, fire pit and large hot tub area. Therefore, in order to meet the 75 ft. setback requirement for all structures, the house is pushed back to sit on the flat area of the lot and the hillside will be removed to accommodate a full walkout and outdoor amenities. This results to between a 4 ft. and 10 ft. cut of the hillside. Approximately one third of the slope would be removed to achieve the walkout elevation of 892', which is about 50' from the residence.

She also noted the impervious surface being proposed exceeds the maximum of 30%, however the petitioners are seeking exemptions by treating the excess impervious surface using stormwater best management practices and the LUP states that steep slopes in excess of 12% shall be preserved. If the size of the patio were reduced and the house moved closer to the lake, less overall disturbance would be necessary. The lot is most conducive to a partial exposure.

Finally, she stated the petitioners have made incremental changes over the last 2 months to get to this plan. They have reduced the cut by 4 ft. on the south side by rebuilding the second wall and have made other small changes like stepping up to the hot tub area. They are proposing a small side yard buffer on the north shoreline. No priority trees are proposed to be removed. They are proposing a lot of landscaping to screen the walls, most of which is not visible from the lake, but will be much more attractive to the neighbors, particularly to the south, who currently stare at a very large, unattractive wall series with no plantings. The adjacent neighbors submitted letters supporting the proposal.

The petitioners were present and explained and had pictures of what they are intending to build and do with the property once they are given permission to proceed with the plans.

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Administrator/Planner Jeffrey Herrmann and the Commissioner's of the Board did not have any questions or anything further regarding this line item.

Chairman Robert Peregrine closed the hearing at 7:04 p.m.

A Second Public Hearing will be held by the Town of Oconomowoc Plan Commission to consider the request of Jessica Spigelmeyer, N88W38850 Mapleton Road, Oconomowoc, Wisconsin 53066, for the construction of a 4.75' high fence for horses. The fence is to be located along the east, we3st and south property lines. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 2 CSM 9933, being a part of the SW ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N88W38850 Mapleton Road (Tax Key No. OCOT 0451.987.001)

Chairman Robert Peregrine opened the hearing at 7:05 p.m.

Administrator/Planner Jeffrey Herrmann stated because of the zoning on the property it would allow the petitioners to put up the fence they desire, but the Town Ordinances outline the requirements a little bit differently and from his stand point, he does not see an issue for what the petitioners are asking for.

The petitioner was present and stated they would like to put in the fence for not only the safety of the horses but anyone else that may be affected if the horses were to get out; the current fence would not prevent the horses from jumping over the fence, but what he is proposing would prevent the horses from jumping over the fence.

Chairman Robert Peregrine closed the hearing at 7:08 p.m.

1. **Approve Minutes for May 3rd, 2021 regular Plan Commission Meeting.** – Commissioner Navin made the motion to approve the May 3rd, 2021 minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the request of Jessica Spigelmeyer, N88W38850 Mapleton Road, Oconomowoc, Wisconsin 53066, for the construction of a 4.75' high fence for horses. The fence is to be located along the east, we3st and south property lines. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 2 CSM 9933, being a part of the SW ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N88W38850 Mapleton Road (Tax Key No. OCOT 0451.987.001)** – Commissioner Bergman made the motion to approve the request of Jessica Spigelmeyer, N88W38850 Mapleton Road, for the construction of a 4.75' high fence for horses. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the Certified Survey Map (CSM) for Tom & Mary Bachman (applicant), at W342N5052 Road P, Oconomowoc, WI. The property is described as S ½ Lot 12 & N ½ Lot 13 Okauchee Lake Park, PT E ½ & PT SW ¼ Sec 36, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W342N5052 Road P (Tax Key No. OCOT 0576.024)** – Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for Tom & Mary Bachman at W342N5052 Road P per Administrator/Planner Jeffrey Herrmann's recommendation report dated May 11, 2021. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the Certified Survey Map (CSM) for Ginger Bonneau (applicant), at N52W37160 Juneau Avenue, Oconomowoc, WI. The property is described as Lots 14 & 15 BLK 14N Oconomowoc Heights Section A, PT E ½ of NE ¼ SEC 33, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N52W37160 Juneau Avenue (Tax**

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Key No. OCOT 561.332) – Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for Ginger Bonneau, N52W37160 Juneau Avenue, per Administrator/Planner Jeffrey Herrmann’s recommendation report dated May 11, 2021. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on the request of Dennis & JoAnn Cotic, N52W35293 W Lake Drive, Oconomowoc to replace existing retaining walls within 5 (five) feet of the property line. The property is described as Lot 69, PT E ½ SEC 35 & PT SW ¼ SEC 36, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N52W35293 W Lake Drive. (Tax Key No. OCOT 0569.174)** – Commissioner Navin made the motion to approve the request of Dennis & JoAnn Cotic, N52W35293 W Lake Drive, to replace existing retaining wall within 1 (one) foot of the property line. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
7. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:17 p.m. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer