

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**Monday, May 20, 2019**

Chairman Robert Peregrine called the meeting to order to 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 Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign-in sheet.

1. **Approve Minutes for May 6, 2019 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the Minutes for the May 6, 2019 meeting as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on a rezoning request (RZ39) of Beth Schmitz, N112 Vinnie Ha Ha Road, Fort Atkinson, WI 53538, for property owned by the Estate of Joan Mallow, W384N9350 HWY 67, Oconomowoc, Wisconsin to amend the District Zoning Map of the Waukesha County Zoning Code from the FLP Farmland Preservation District to the R-1 Residential District to allow the petitioner to create an approximately 3-acre parcel, including the existing residence and outbuildings. The area of the property to be rezoned is located in part of the SW ¼ and NW ¼ of the NE ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the area to be rezoned is located on the east side of S.T.H. 67 and south of Evergreen Road (Tax Key No. OCOT 0449.998).** – The petitioner was present for the Board to ask any questions. Commissioner Roche made the motion to approve and recommend to the Town Board the rezoning request (RZ39) of Beth Schmitz, N112 Vinnie Ha Ha Road, Fort Atkinson for property owned by the Estate of Joan Mallow, W384N9350 HWY 67 to amend the District Zoning Map of the Waukesha County Zoning Code from FLP Farmland Preservation District to the R-1 Residential District to allow the petitioner to create an approximate 3-acre parcel including the existing residence and outbuildings per Administrator/Planner Herrmann's recommendation report dated May 9, 2019. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on waiver from section 265-31(L) not to show entire area contiguous to the land encompassed within the proposed CSM for Beth Schmitz, N112 Vinnie Ha Ha Road, Fort Atkinson, for property owned by the Estate of Joan Mallow, W384N9350 HWY 67, Oconomowoc, Wisconsin. The property is described as part of the SW ¼ and NW ¼ of the NE ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the area is located on the east side of S.T.H. 67 and south of Evergreen Road (Tax Key No. OCOT 0449.998).** – Administrator/Planner talked briefly regarding the need of the waiver. Commissioner Navin made the motion to approve and recommend to the Town Board the waiver from section 265-31(L) not to show entire area contiguous to the land encompassed within the proposed CSM for Beth Schmitz, N112 Vinnie Ha Ha Road, Fort Atkinson, for property owned by the Estate of Joan Mallow, W384N9350 HWY 67, Oconomowoc. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on maximum accessory building footprint limitation for newly created lot for Beth Schmitz, N112 Vinnie Ha Ha Road, Fort Atkinson, for property owned by the Estate of Joan Mallow, W384N9350 HWY 67, Oconomowoc, Wisconsin. The property is described as part of the SW ¼ and NW ¼ of the NE ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the area is located on the east side of S.T.H. 67 and south of Evergreen Road (Tax Key No. OCOT 0449.998).** – Administrator/Planner Herrmann talked briefly regarding the footprint limitation. Commissioner Navin made the motion to approve the maximum accessory building footprint limitation for a newly created lot for Beth Schmitz. N112 Vinnie Ha Ha Road, Fort Atkinson for property owned by the estate of Joan Mallow, W384N9350 HWY 67. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

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6. **Consider and Act on Certified Survey Map (CSM) for Beth Schmitz, N112 Vinnie Ha Ha Road, Fort Atkinson, for property owned by the Estate of Joan Mallow, W384N9350 HWY 67, Oconomowoc, Wisconsin. The property is described as part of the SW ¼ and NW ¼ of the NE ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the area is located on the east side of S.T.H. 67 and south of Evergreen Road (Tax Key No. OCOT 0449.998).** – Administrator/Planner Herrmann stated the CSM is pretty straight forward. Commissioner Navin made the motion to approve and recommend to the Town Board the Certified Survey Map for Beth Schmitz, N112 Vinnie Ha Ha Road, Fort Atkinson for property owned by the Estate of Joan Mallow, W384N9350 HWY 67, Oconomowoc, per Administrator/Planner Herrmann’s recommendation report dated May 9, 2019. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on the Site Plan/Plan of Operation amendment for Foolery’s, N52W35091 Lake Drive, to have light outside music from April 25<sup>th</sup> through November 1<sup>st</sup>, 2019 (Tax Key No. 0569.152.001).** – The petitioner was not present at the time of the meeting. Commissioner Bergman made the motion to table this line item until the next meeting. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on Okauchee Lake Yacht Club Social Events for the 2019 season, according to their Conditional Use.** – The petitioner was present and Chairman Peregrine stated the report was very well put together regarding the events for the Club and felt that next year they could supply the same kind of report and it would not need to be on the Agenda for the Board to approve. Commissioner Navin made the motion to approve Okauchee Lake Yacht Club Social Events for the 2019 season according to their conditional use. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
9. **Consider and Act on Certified Survey Map (CSM) for Adam & Ashley Toth, W347N5180 Elm Avenue, Okauchee, Wisconsin. More specifically the property is described as Lots 11 & 12 EX SE ½ Townsite of Okauchee PT NW ¼ SW ¼ Sec 36, T8N R17E & R/W Over SW 30 FT Lot 57, Town of Oconomowoc. (Tax key No. 0574.113)** – The petitioner was present and the Board asked if they had any questions or concerns regarding the Planner’s report; the applicant was satisfied with the report. Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for Adam & Ashley Toth, W347N5180 Elm Avenue, Okauchee, per the recommendation of Administrator/Planner Herrmann’s report dated May 14, 2019. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
10. **Consider and Act on Certified Survey Map (East) (CSM) for David Robinson, W340N7661 Townline Road, Oconomowoc, Wisconsin. More specifically the property is described as all that part of the Southeast Quarter (SE ¼), Southwest Quarter (SW ¼) Northwest Quarter (NW ¼) and Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 13, T8N, R17E, Town of Oconomowoc. (Tax Key No. 0481.997.003).** – The petitioner was present and the Board asked if he had any questions or concerns regarding the planner’s report; the applicant stated he was satisfied. Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for David Robinson, W340N7661 Townline Road, Oconomowoc, per the recommendation of Administrator/Planner Herrmann’s report dated May 16, 2019. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
11. **Consider and Act on Certified Survey Map (West) (CSM) for David Robinson, W340N7661 Townline Road, Oconomowoc, Wisconsin. More specifically the property is described as all that part of the Southeast Quarter (SE ¼), Southwest Quarter (SW ¼) Northwest Quarter (NW ¼) and Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 13, and part of the NW 1/4 of Section 13, T8N, R17E, Town of Oconomowoc. (Tax Key No. 0481.997.003).** – The petitioner was present and the Board asked if he any questions or concerns regarding the planner’s report; the applicant stated he was satisfied. Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for David Robinson, W340N7661 Townline Road, Oconomowoc, per the recommendation of Administrator/Planner

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Herrmann's report dated May 16, 2019. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

12. **Consider and Act on the following waivers for the Certified Survey Maps (CSM) for David Robinson, W340N7661 Townline Road, Oconomowoc, Wisconsin.**

- a. Section 265-41(f) – Lot not abutting a public road
- b. Section 265-41(c) – 2 to 1 Depth to Width Ratio
- c. Section 265-31(L) – Not showing a remnant Parcel

Administrator/Planner Herrmann explained briefly the reason for the waivers and stated that the County requires that Section 265-41(f) waiver needs be approved by exceptional circumstances. After discussion the Board agreed that one of exceptional circumstances for this waiver would be that it would preserve the farmland preservation. Commissioner Navin made the motion to approve and recommend to the Town Board the waivers listed above for the certified survey map for David Robinson, W34N7661 Townline Road, Oconomowoc. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

13. **Consider and Act on maximum accessory building footprint limitation for newly created lot for David Robinson, W340N7661 Townline Road, Oconomowoc, Wisconsin. More specifically the property is described as all that part of the Southeast Quarter (SE ¼), Southwest Quarter (SW ¼) Northwest Quarter (NW ¼) and Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼ of Section 13, T8N, R17E, Town of Oconomowoc. (Tax Key No. 0481.997.003).** – Administrator/Planner Herrmann stated briefly the footprint limitation.

Commissioner Navin made the motion to approve the maximum accessory building footprint limitation for a newly created lot for David Robinson, W340N7661 Townline Road, Oconomowoc. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

14. **Consider and Act on Site Plan/Plan of Operation for Team ET LLC, D/B/A Between the Lakes N50W34763 Wisconsin Avenue, Okauchee, Wisconsin for interior remodeling. More specifically the property is described as PT SW ¼ SEC 36, T8N, R17E, Town of Oconomowoc. (Tax Key No. 0575.966).** – Administrator/Planner Herrmann stated the petitioner

is looking to remodel a certain part of the kitchen to make it user friendly and the petitioner was present and agreed with Administrator/Planner Herrmann's statement. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation for Team ET LLC, D/B/A Between the Lakes, N50W34763 Wisconsin Avenue, Okauchee for interior remodeling of the building. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

15. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 6:48 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer