

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**June 3, 2024**

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

**A Joint Public Hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division to consider the Conditional Use request (CU115) of Michael Dabling (owner) to allow the construction of a new single-family residence with an in-law unit. The subject property is described as Lot 15, Block D, Revised Plat of Shorewood Terrace, part of the W ½ of SW ¼ of Section 28, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N57W37944 Sunset Lane (Tax Key No. OCOT 543.033).**

Chairman Robert Peregrine opened the public hearing at 5:01 p.m.

Rebekah Leto from Waukesha County explained the subject lot is 17,498 sq. ft. and is located on the corner of Sunset Lane and Meadowview Road, just east of Lac La Belle. The lot contains an existing one-story single-family home with attached garage and patio. The property is located on the south end of the subdivision with smaller lots with primarily single-family ranch style homes. The lots are comparable to the City of Oconomowoc lots to the east. The area is very flat, with no change in topography.

The owner is proposing to construct a new residence with an attached garage, with an upper-level in-law unit above the garage. The in-law unit is 800 sq. ft. with one bedroom, one bathroom, a kitchen and living room and closet space. The unit will be occupied by the owner's family, who live across the country. Eventually, the intent is for the owner's mother to occupy the unit.

She also stated the in-law unit is accessed from the outside on the north side of the residence. The door, which appears to be a garage service door, opens into a hallway vestibule. There is a staircase up to the in-law unit or you can go straight through a hallway past a gym and into the residence. The remainder of the upper level of the principal residence is attic space. The architecture of the residence is that of a single-family residence and does not appear to be a duplex. The garage and driveway are located off Meadowview Road and the front door is located on Sunset Lane. The attached garage has space for two cars and the driveway has additional space for a car outside. The interior plans of the proposed in-law unit and the exterior and interior entrances are presented on the plans.

The applicant's mother-in law, Kim Stormo, was present and stated her son-in law is in the Navy and has traveled all over the world and is looking to settle in Oconomowoc and the in-law unit will allow his family that lives out of state to come, and visit have a place to stay.

Chairman Robert Peregrine stated for the record that he and the commissioner's received a letter from the applicant who is currently living in Washington State on what the applicant is proposing for the property; the letter was not read during the hearing, but each Commissioner acknowledge receipt of this letter.

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

**Immediately following the above Public Hearing another public hearing will be held by the Town of Oconomowoc Plan Commission to consider the request of Zachery Perez, W345 N5295 Tearney Road, Okauchee, WI 53069, for the construction of a 4.00' high fence. The fence is to be**

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**located along the Road Q side of the property. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 46 and the southerly five (5) feet long of Lot 47 Plat of Tearney Subdivision Okauchee, being a part of the NE ¼ and NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc, Wisconsin. More specifically, the property is located at W345 N5295 Tearney Road (Tax Key No. OCOT 574.231.001).**

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

The petitioner was not present for the hearing.

Administrator/Planner Herrmann briefly explained the petitioner's intent of the fence.

Chairman Robert Peregrine closed the public hearing at 5:08 p.m.

1. **Approve Minutes for meeting from May 6, 2024.** – Commissioner Navin made the motion to approve the May 6, 2024, minutes as presented. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the Conditional Use request of (CU115) of Michael Dabling (owner) to allow the construction of a new single-family residence with an in-law unit. The subject property is described as Lot 15, Block D, Revised Plat of Shorewood Terrace, part of the W ½ of the SW ¼ of Section 28, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N57 W37944 Sunset Lane (Tax Key No. OCOT 0543.033).** – Commissioner Navin made the motion to approve the conditional use request of (CU115) of Michael Dabling (owner) to allow the construction of a new single-family residence with an in-law unit located at N57W37944 Sunset Lane per the accordance of Administrator/Planner Herrmann report he will prepare with the standard conditions. Commissioner Euclide seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the request of Zachary Perez for the construction of a 4.00' high fence. The fence is to be located along the Road Q side of the property. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 46 and the southerly five (5) feet long of Lot 47 Plat of Tearney Subdivision Okauchee, being a part of the NE ¼ and NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc, Wisconsin. More specifically, the property is located at W345 N5295 Tearney Road (Tax Key No. OCOT 0574.231.001).** - Commissioner Navin made the motion to postpone this line item until June 17<sup>th</sup> since the petitioner was not present for the Commissioner's to ask questions of him. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the Site Plan/Plan of Operation for Andres Garcia d/b/a Kiki's Mexican Restaurant & Cantina. The subject property is described as part of the SW ¼ of Section 36 and part of the SE ¼ of Section 35, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N51 W34950 Wisconsin Avenue, Okauchee (Tax Key No. OCOT 0575.978).** - The applicant was present to state what their plans are for the business. Commissioner Navin made a motion to approve the site plan/plan of operation for Andres Garcia d/b/a Kiki's Mexican Restaurant & Cantina per the recommendation of Administrator/Planner Herrmann's report dated May 28<sup>th</sup>, 2024. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on the Certified Survey Map (CSM) for Mindy and Neal Harmelink. The subject property is described as Lot 9, and part of Lots 8 and 11, and vacated street all in Kraenzlein subdivision located in Government Lots 1 and 2, also part of the SE ¼ of the NW ¼ of the NW 1/4, and Part of the NE ¼ of the SW ¼ of Section 25, T8N, R17E, in the Town of**

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**Oconomowoc. More specifically, the property is located at N60 W34655 Forest Bay Road (OCOT 0530.130 & OCOT 0530.140).** – The applicant was present and stated the reasoning for the CSM. Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for Mindy and Neal Harmelink for the property located at N60W34655 Forest Bay Road per the recommendation of Administrator/Planner Herrmann’s report dated May 28, 2024. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

7. **Adjourn.** – Commissioner Roche made a motion to adjourn at 5:25 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer