

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

June 5, 2023

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

A Public Hearing will be held by the Town of Oconomowoc Plan Commission to consider the request of Megan Nicholson, N52 W37145 Juneau Avenue, Oconomowoc, WI 53066 for the construction of a 6.00' high fence. The fence is to be located in the backyard and connected to the home. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lots 9, 10, & 11 Block 16P Oconomowoc Heights Section A Corrected Plat, being part of the NE ¼ of Section 33, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N52 W37145 Juneau Avenue (Tax Key OCOT 0561.366.001).

Acting Chairman James Navin opened the public hearing at 5:01 p.m.

The petitioner and her husband were present to state they are looking for 6.00' high fence for privacy purposes. They stated that there is a walking trail behind their property and a lot of people walk in the area and the fence would allow them to have the privacy when they are in their backyard with their family.

The commissioner's asked what type of fence they would put up; the petitioner stated they would put up a wood fence.

Acting Chairman James Navin closed the public hearing at 5:03 p.m.

1. **Approve Minutes for May 15th meeting.** – Commissioner Roche made the motion to approve the May 15th, 2023 minutes as presented. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the request of Megan Nicholson, N52 W37145 Juneau Avenue, Oconomowoc, WI 53066 for the construction of a 6.00' high fence. The fence is to be located in the backyard and connected to the home. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lots 9, 10, & 11 Block 16P Oconomowoc Heights Section A Corrected Plat, being part of the NE ¼ of Section 33, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N52 W37145 Juneau Avenue (Tax Key OCOT 0561.366.001).** – Commissioner Bergman made the motion to approve the request of Megan Nicholson, N52W37145 Juneau Avenue for the construction of a 6.00' high fence for the property located at N52W37145 Juneau Avenue. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the Conditional Use/Site Plan & Plan of Operation request (CU87) of Colts Neck, LLC, c/o Nancy Jablonski, to operate a commercial horse boarding stable with a caretaker's unit and a riding arena. Additional agricultural-related buildings are also proposed. The property is described as Lot 2, Certified Survey Map No. 12315, located in the NE ¼ of Section 15, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 489.011.006).** – Commissioner Roche made the motion to approve the conditional use/site plan & plan of operation request (CU87) of Colts Neck, LLC, c/o Nancy Jablonski, to operate a commercial horse boarding

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stable with a caretaker's unit and riding arena with additional agricultural-related buildings per the recommendation of Administrator/Planner Herrmann's memorandum dated May 29, 2023. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on the request of Timm and Kathleen Peterson for a variance from the road setback and maximum building footprint provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to permit the construction of a new residence and attached garage. The property is described as part of Lots 23 and 48, and Lot 59 and part of Lots 57 and 58, Lake Park Heights, located in part of the SE ¼ of the SE ¼ of Section 36, T8N, R17E and the NE ¼ of the NE ¼ of Section 1, T7N, R17E, Town of Oconomowoc. More specifically, the property is located at W341 N4765 E. Lindy Lane (Tax Key No. OCOT 0577.031).** – The petitioner was present and he stated that his name is actually Timm Biermann and not Timm Peterson as it is stated on the agenda. He also stated what he is doing with the property. Commissioner Roche made the motion to approve and recommend to Waukesha County Board of Adjustment the request of Timm Biermann & Kathleen Peterson for a variance to permit the construction of a new residence and attached garage for the property located at W341N4765 E. Lindy Lane. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on the request of Brian and Jill Wagner for a variance from the maximum accessory building footprint provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to permit the after the fact construction of a carport on an existing concrete pad. The property is described as Lot 23, Map of Shorewood, Section 25, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N59 W34898 Lake Drive (Tax Key No. OCOT 0530.050).** – The petitioner was present and stated what he was doing and the purpose of the variance needed. Commissioner Roche made the motion to approve and recommend to Waukesha County Board of adjustment the request of Brian & Jill Wagner for a variance to permit the after the fact construction of a carport on an existing concrete pad for the property located at N59W34898 Lake Drive. Commissioner Euclide seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on the request of Brian and Sandra Flood for a variance from the shore setback, wetland setback and maximum accessory building footprint provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to permit the after the fact construction of an open sided covered accessory structure. The subject property is located in part of Section 29, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N57 W38458 Beggs Isle Drive (Tax Key No. OCOT 0548.997.001).** – The petitioners were present and stated what was there and what they replaced the existing structure with and thought when they got a permit for other parts of the house, this particular construction would have been covered under that permit. After considerable discussion within the commissioner's, Commissioner Euclide made the motion to approve and recommend to Waukesha County Board of Adjustment the request of Brian & Sandra Flood for a variance to permit the after the fact construction of an open sided covered accessory structure for the property located at N57W38458 Beggs Isle Drive subject to the approval of the HOA and neighbors. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on the request of Eric Swedberg for a lot not abutting a public road. The property is located at W350N9355 Norwegian Road (Tax Key No. OCOT 437.998.002).** – The petitioner was present and stated the reasons for the request. Commissioner Roche made the motion to approve and recommend to the Town Board the request of Eric Swedberg for a lot not abutting a public road located at W350N9355 Norwegian Road. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

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9. **Consider and Act on the request of Matthew Lund for more than two accessory buildings. The property is described as part of the SW ¼ of the NW ¼ of Section 28, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W379 N6198 N Lake Road (Tax Key No. OCOT 0542.988).** – The applicant was not present for the meeting; Commissioner Bergman made the motion to table this item until the June 19th meeting. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

10. **Consider and Act on the request of Bast Holdings for a Site Plan/Plan of Operation amendment for a new sign. The subject property is described as part of the NE 1/4 of Section 10, T8N, R17E. More specifically, located at W360 N8515 Brown Street (Tax Key No. OCOT 0469.994.001).** – The petitioner was present for the meeting and stated the sign will stay the same, just the name is changing. Administrator/Planner Herrmann stated he has no problem with the change, but the petitioner will have to work with County on the location of it on the property. Commissioner Roche made the motion to approve the request of Bast Holdings for a Site Plan/Plan of operation amendment for a new sign located at W360N8515 Brown Street per the recommendation of Administrator/Planner Herrmann's report dated June 1, 2023. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

11. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 5:39 p.m. Acting Chairman Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer