

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, June 20, 2022

Chairman Robert Peregrine called the meeting to order at 7:06 p.m. Commissioner's present include James Navin, Linda Bergman, Jim Roche and Pat Agnew. Commissioner Dione Funk and Terry Largent were 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 to consider the request of Todd Reardon, N53 W34258 Road Q, Okauchee, WI 53069, for the construction of a 6-foot-high fence. The fence is to be located along the west side of the property. The proposed fence does not meet the Town of Oconomowoc Code Ordinance Section 144-5. The property is described as part of the NW ¼ Section 36, T8n, R17E (Tax Key No. OCOT 573.981).

Chairman Robert Peregrine opened the public hearing at 7:07 p.m.

Todd Reardon, N53W34258 Road Q, spoke about how he is looking to put up for the fence for privacy on the property, for the dogs that they had rescued in order to keep them in the yard as well as to spruce up the area of the yard.

Cindy Chippindale, N53W34264 Road Q, stated she is the neighbor and loves living on the lake and is very particular about keeping her property in order and looking nice.

The Commissioner's asked the petitioner if they thought about or looked into putting nice bushes in the area if the petitioner is looking for privacy. They also noted that the fence did not cover the whole yard and that the dogs would not be fully blocked in.

Chairman Robert Peregrine closed the public hearing at 7:18 p.m.

1. **Approve Minutes for June 6, 2022, meeting.** – Commissioner Navin made the motion to approve the June 6, 2022 minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the variance request of Todd Reardon, N53 W34258 Road Q, Okauchee, WI 53069, for the construction of a 6-foot-high fence. The fence is to be located along the west side of the property. The proposed fence does not meet the Town of Oconomowoc Code Ordinance Section 144-5. The property is described as part of the NW ¼ Section 36, T8n, R17E (Tax Key No. OCOT 573.981).** – Chairman Peregrine made the motion to deny the variance request of Todd Reardon, N53W34258 Road Q, Okauchee, for the construction of a 6-foot-high fence along the west side of the property. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on a Certified Survey Map (CSM) for Chad & Beth Zeiler, N73 W22542 Edgewood Lane, Sussex, 53089. The subject property is described as part of the SE 1/4 of the NE ¼ of Section 35, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N52 W37178 Juneau Avenue (Tax Key No. OCOT 561.363 and OCOT 561.336.002).** – Commissioner Navin made the motion to

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approve and recommend to the Town Board the certified survey map for Chad & Beth Zeiler, N73W22542 Edgewood Lane, Sussex for the property located at N52W37178 Juneau Avenue per the recommendation of Administrator/Planner Herrmann's report dated June 13, 2022. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on a Certified Survey Map (CSM) for Mark & Christine Lemke, N52 W34810 Lake Street, Okauchee, 53069. The subject properties are part of the SW ¼ of the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically the properties are located on the northwest corner of Lake Street and Elm Avenue (Tax Key No. OCOT 575.072, 575.073, 575.074 and 575.075).** – This line item has been removed from this agenda and will be placed on the next meeting due to the fact the CSM has been modified by the applicant and a new CSM will be submitted.

6. **Consider and Act on a Certified Survey Map (CSM) for Kurt & Sandra Ludwig, 2023 Hidden Meadows Drive, Adams, TN 37010. The subject property is part of the NE ¼ and the SE ¼ of the NE ¼ of Section 8, Town of Oconomowoc. More specifically the property is located at N87 W38050 North Street (Tax Key No. OCOT 461.027.001 and OCOT 461.027.002).** – Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for Kurt & Sandra Ludwig, 2023 Hidden Meadows Drive, Adams, TN for the property located at N87W38050 North Street per the recommendation of Administrator/Planner Herrmann's report dated June 13, 2022. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

7. **Consider and Act on a Certified Survey Map (CSM) for James & Kelly Opgenorth, W345 N5764 Road G, Oconomowoc, 53066. The subject property is part of the SW ¼ and SE ¼ of Section 25, T8N, R17E, Town of Oconomowoc. More specifically, the property is located W345 N5764 Road G (Tax Key No. OCOT 531.031).** – Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for James & Kelly Opgenorth, W345N5764 Road G per the recommendation of Administrator/Planner Herrmann's report dated June 13, 2022. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

8. **Consider and Act on the Site Plan/Plan of Operation for Nicholas Stark d/b/a Dent Spa, 1611 Mamerow Lane, Oconomowoc WI 53066. The subject property is part of the SW ¼ of Section 30, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N58W39800 Industrial Drive.** – Commissioner Navin made the motion to approve the Site Plan/Plan of Operation for Nicholas Stark, d/b/a Dent Spa, 1611 Mamerow Lane, to operate a car repair shop at N58W39800 Industrial Drive per the recommendation of Administrator/Planner Herrmann's report dated June 13, 2022. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.

9. **Consider and Act on the Snyder Farm Subdivision Landscape and Entrance Plan. The property is located in the NW ¼ and the NE ¼ of Section 26, in the Town of Oconomowoc. More specifically, the property is located on the south side of Snyder Lane and contains 79.56 acres (Tax Key OCOT 0533.998.001).** – Commissioner Navin made the motion to approve the Snyder farm Subdivision Landscape and Entrance Plan per the recommendations of Administrator/Planner Herrmann's memo dated June 13, 2022. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

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10. **Consider and Act on Conditional use for Hans Weissgerber Jr., PO Box 41, Okauchee, WI. The subject property is described as Lot 13, Island Okauchee Freihube Plat and part of Lot 6 Tweedens Subdivision, being a part of the NW ¼ of Section 36, T8N, R17E, in the Town of Oconomowoc (OCOT 0574.095).** – Chairman Peregrine made the motion to deny the conditional use for Hans Weissgerber Jr, PO Box 41, for the Island in Okauchee due to the fact that the noise will be substantial, the public and health and safety is not in the best interest and the potential public nuisance Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

11. **Consider and Act Site Plan/Plan of Operation for Riteway Bus Service, Inc. 6970 S. 6th Street, Milwaukee, Wisconsin 53154. The subject property is described as Lot 1 CSM 10401, being a part of the NE ¼ of Section 10, T8N R17E, Town of Oconomowoc. More specifically, the property is located at W360 N8515 Brown Street (OCOT 0469.994.001).** – Commissioner Roche made the motion to approve the Site Plan/Plan of Operation for Riteway Bus Service, Inc. 6970 S. 6th Street, Milwaukee at the property located at W360N8515 Brown Street. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

12. **Consider and Act on Young CSM waiver from Section 265-41 (A), side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face.** – Commissioner Navin made the motion to approve the Young CSM waiver from Section 265-41(a) side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

13. **Consider and Act on possible meeting dates for July 2022.**- Administrator/Planner Herrmann stated the first Monday in July is the holiday so there would not be a meeting on that day. He stated that the next meeting would be July 18th unless one would need before then.

14. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 8:08 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer