

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, July 2nd, 2018

Chairman Robert Peregrine called the meeting to order at 5:30 p.m. Commissioner's present included James Navin, Linda Bergman, Richard Garvey and Terry Largent. Commissioner's Jim Roche and Pat Agnew were absent. Also in attendance was Jeffrey Herrmann, Administrator/Planner. Clerk/Treasurer Lori Opitz was excused. For additional attendees please see the sign in sheet.

1. **Approve Minutes for June 18th, 2018 Town Plan Commission Meeting.** – Commissioner Navin asked to correct line item #3 with showing the vote carried with a 6 to 1 vote with Commissioner Garvey voting no. After the noted correction, Commissioner Navin made the motion to approve the June 18th minutes with line item #3 being corrected. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the Conditional Use request (CU6) of JTM Properties LLC (owner) and Scott Krahn (Operator) for changes to the existing conditional use permit to operate a bar/restaurant known as “The Hideaway”. The request includes live music, expanded special events, as well as a proposed expansion of the kitchen area. Part of Lots 4, 5 and 6, Map of Wegner Park, located in part of the NW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N55W34657 Road E.** – Administrator/Planner Herrmann went over his revised report and the changes that were made in each section. Commissioner Garvey made the motion to recommend to Waukesha County Park and Planning approval of the conditional use request (CU6) of JTM Properties LLC (owner) and Scott Krahn (operator) for changes to the existing conditional use permit to operate a bar/restaurant known as the “Hideaway” for live music, special events and proposed expansion of the kitchen area per the recommendation of Administrator/Planner Herrmann’s revised memorandum report dated June 26, 2018. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the Conditional Use request (CU9) of Rhett Rockwell (owner) W3622257 Lisa Lane, Dousman, WI, 53118, to conduct land-altering activities associated with the construction of a driveway, a new single-family residence, attached garage, deck and patio, which includes the construction of retaining walls. The subject property is described as follows: South ½ of Lot 15 Okauchee Lake Park located in part of the E ½ of Section 36, Town of Oconomowoc. More specifically, the property is located at W342N5010 Road P. (Tax Key No. OCOT 0573.032).** – A representative for the Rockwell’s was present to explain what the Rockwell’s are requesting. Commissioner Navin made the motion to approve and recommend to Waukesha County Park and Planning the conditional use request (CU9) of Rhett Rockwell (owner) W362S2257 Lisa Lane, Dousman to conduct land-altering activities associated with the construction of a driveway, a new single-family residence, attached garage, deck and patio located at W342N5010 Road P per the recommendation of Administrator/Planner Herrmann’s memorandum report dated June 26, 2018. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the request of Michael and Sue Gatzow (owners) for a variance from the road setback, offset, maximum building footprint, shore setback, and the height requirements and a special exception from the minimum floor area requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow the construction of a single family home, attached garage, decks and retaining wall on their property. The**

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subject property is located in part of the NE ¼ of Section 36, T8N, R17E, Town of Oconomowoc and is south of Road Q with frontage on Tierney Lake. (Tax Key No. OCOT 0573.954).

– The petitioner was present to explain the lot is very small and a challenge to build a house on the lot and without variances they would not be able to build on the lot. Commissioner Navin made the motion to approve and recommend to Waukesha County Board of Adjustment the request of Michael and Sue Gatzog (owners) for a variance from the road setback, offset, maximum building footprint, shore setback, and the height requirements and a special exception from the minimum floor area requirements of the Waukesha County Shoreland and Floodland Protection Ordinance to allow the construction of a single family home, attached garage, decks and retaining wall on their property located south of Road Q with frontage on Tierney Lake. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

6. **Consider and Act on a new entrance sign for the Misty Meadows subdivision.** – Administrator/Planner Herrmann stated the new sign will be in the same place as the existing sign and he had spoken to the County and no permits are required and he wanted to get the Board approval and have this request placed on file. Commissioner Navin made the motion to approve the new entrance sign for the Misty Meadows subdivision. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on Site Plan/Plan of Operation request of Amelia Pelz (applicant), d/b/a “CryoVibe”, 731 N. Lake Road, Oconomowoc, Wisconsin to operate a full body cryotherapy and massage business. The property is described as Lot 2 CSM 9072, being a part of the SW ¼ of Section 26, in the Town of Oconomowoc. More specifically, the property is located at W359 N5920 Brown Street (Tax Key No. OCOT 0535.999.011).** – The petitioner was present to explain the new business and how it works and she is looking to have 2 full-time and 2 part-time employees; the goal of the business is to provide an overall wellbeing and a healthier lifestyle for people. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation request of Amelia Pelz (applicant) d/b/a “CryoVibe” 731 N Lake Road to operate a full body cryotherapy and massage business located at W359N5920 Brown Street per the recommendations of Administrator/Planner Herrmann’s report dated June 26, 2018. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on Site Plan/Plan of Operation request of Heriberto Bray (applicant), d/b/a “Main Stage Academy of Dance”, PO Box 962, Oconomowoc, Wisconsin to operate a school of classical ballet and sell apparel business. The property is described as Lot 2 CSM 9072, being a part of the SW ¼ of Section 26, in the Town of Oconomowoc. More specifically, the property is located at W359 N5920 Brown Street (Tax Key No. OCOT 0535.999.011)** – The petitioner was present to explain they would like to provide classical ballet dance instructions for ages 3 and up and sell dance apparel, snacks and non-alcoholic beverages. In addition they are looking to employ 3 full-time and 7-part-time employees and would like to have 40” x 48” sign. Commissioner Navin made the motion to approve the site plan/plan of operation request of Heriberto Bray (applicant) d/b/a “Main Stage Academy of Dance” PO Box 962 Oconomowoc, to operate a school of classical ballet and sell apparel for the business located at W359N5920 Brown Street per the recommendations of Administrator/Planner Herrman’s report dated June 26, 2018. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
9. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 6:03 p.m. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted – Lori Opitz, WCMC – Clerk/Treasurer