

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, August 19, 2019

Chairman Robert Peregrine called the meeting to order at 6:27 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, Jim Roche, Pat Agnew and Terry Largent. Also in attendance was Administrator/Planner Jeffrey Herrmann. Clerk/Treasurer Lori Opitz was excused. For additional attendees please see sign in sheet.

Joint Public Hearing between the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha for the Conditional Use Request of (CU30) Okauchee Lions Club, P.O. Box 54, Okauchee, WI, 53069, to amend the existing conditions of their conditional use permit to increase the number of allowable special events and programs and to request an extension of the deadline to install previously approved baseball field lights, under the provisions of the Waukesha County Shoreland and Floodland Protection Ordinance. The property is described as follows: Part of the SE ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N49W34400 Wisconsin Avenue, Okauchee, WI 53069 (Tax Key No. OCOT 0576.992.003).

Chairman Robert Peregrine opened the public hearing at 6:30 p.m.

Ben Greenberg of Waukesha County Parks and Planning stated the Okauchee Lion's Club is looking to increase special events, extend deadline for the outdoor lighting, consolidate their condition use permit and be able to use the facility year round. He also stated they are asking for live music for events on Friday and Saturday until 11:00 p.m. and Sunday through Thursday until 10:00 p.m.

Sandy Schick, W340N4931 Road O, stated she is the Club's secretary and would like to increase the clubs events to 110 per year, which equates to two events per week. She also stated they clean up after every event, they have a good relation with the police department and do hire security for some of the events, they mow the grass and plow the area on their own and is not paid for by tax payer dollars and the organization is made up of all volunteers.

Gary Millpointer, W342N6941 Oak Lane, stated the organization needs to consider the surrounding neighbors with the lighting and said the trees that were suggested at the last hearing two years ago are nice, but it takes them awhile to grow and block that lighting.

Hans Weissgerber, owner of the Golden Mast, stated he does not want the club to have "unlimited" events because it is taking away business from others in the area, but stated he appreciates what the organization has done with all the nice changes that have been done to the facility.

Kathy Burant, N50W34376 Road P (her rental property) stated she is a neighbor and a community member of the Lion's Park and she has not heard of any complaints or problems coming from the facility and feels they should receive what they are requesting.

Darlene Millpointer, W342N6941 Oak Lane, asked the question regarding the Club losing its volunteers would they hire staff to keep up with the events.

Michael Schick, W340N4931 Road O, stated he is the president of the Club and stated he will put on the Club's next agenda the Millpointer's suggestions regarding the trees and the staff for the Club to possibly consider.

Elizabeth Scherper, N49W34291 Road P, stated she agrees with some of Hans Weissgerber's thoughts and feels the huge increase in events is drastic; however, sometimes people have to adjust to change.

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Tom Voell, N49W34401 Road P, stated there is noise in the area from some of the events, but the simple solution to not hearing the noise is to close your doors and windows.

Richard Thompson, N49W34651 Wisconsin Avenue, stated he was the former president of the Club and back then, the Club did install trees on the Eastern boundary of the property since the lights were on hold at that time and currently, the Club wanted to pay off some debt before they started with the lighting and since doing that, they are now seeking to continue with the lighting.

Sandy Schick, W340N4931 Road O, stated the park does not require a lot of volunteers for clean-up because the renters that do not clean-up and put the park back to the way it was before renting will not receive their security deposit.

Kathy Burant, N50W34376 Road P, asked if the Club approves the all of the applications or does it go through without approval. She also stated that some people can only afford to have their venues at certain places because of cost and does not feel by giving the Club more events will hurt other businesses in the area because people will go with an organization/place that they can afford.

Ben Greenberg of Waukesha County stated one of the requests in the Club's application, with Town approval, is to eliminate each application coming before the Town Board for approval and allowing the Club to make their own approval.

Pat Agnew, Town Plan Commission member, questioned what kind of music and the times the music was going to be allowed to play.

Ben Greenberg of Waukesha County stated live amplified music would be done at 11:30 p.m. Friday and Saturday and until 10:00 p.m. during the week, however, all amplified music would have to have special approval.

Chairman Robert Peregrine closed the public hearing at 7:24 p.m.

The Commissioner's decided the next meeting will be Tuesday, September 3, 2019 at 5:30 p.m. because of the Holiday on Monday, September 2nd.

1. **Approve Minutes for August 5, 2019 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the August 5, 2019 minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Discussion on out-lot for Janny Property (Tax Key No. OCOT 0570.120.001).** – Administrator/Planner Herrmann stated he went to the site with Sam Salzmann they would be ok with the out-lot but the Janny family would have to dedicate that out-lot to the Town.
4. **Consider and Act on Site Plan/Plan of Operation Amendment request of Rachael Ouellette, N655 S Hickory Hills Drive, Oconomowoc, Wisconsin, d/b/a "Ron's Cozy Corner", W359N5920 Brown Street, Oconomowoc, Wisconsin for changes to business operations. The property is described as Lot 2, PT SW ¼ Sec 26 T8N R17E, Town of Oconomowoc. More specifically, the property is located at W359N5920 Brown Street (Tax Key No. OCOT 0535.999.011).** – The applicant was present and stated that she took over the business in July of last year and did not realize that the former owner did not have special events or the concrete patio which is 30' x 23' in size in the previous site-plan and was requesting those be added. She also stated that she is looking for one special event per month; if needed. Commissioner Navin made the suggestion of two per month. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation Amendment request of Rachael Ouellette, N655 S Hickory Hills Drive, Oconomowoc, d/b/a Ron's Cozy Corner, W359N5920 Brown Street, for changes to business operations per the recommendation of Administrator/Planner Herrmann's report dated August 1,

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2019 as well as the other changes that have been noted. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on Site Plan/Plan of Operation request of Linda Mathieu, d/b/a “CBD Oils Shop and More”, N50W35001 Wisconsin Avenue, Oconomowoc, Wisconsin to operate a retail store. The property is described PT SE ¼ Section 35, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N50W35001 Wisconsin Avenue (Tax Key No. OCOT 0572.982).** – The applicant was present and stated what they would be selling and offering with the business. Commissioner Roche made the motion to approve the Site Plan/Plan of Operation request of Linda Mathieu, d/b/a “CBD Oils Shop and More, N50W35001 Wisconsin Avenue to operate a retail store per the recommendation of Administrator/Planner Herrmann’s report dated August 15, 2019. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

6. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:34 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer