

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, September 17, 2018

Chairman Robert Peregrine called the meeting to order at 6:31 p.m. Commissioner's present included James Navin, Linda Bergman, Richard Garvey, Pat Agnew, Jim Roche and Terry Largent. Also in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign in sheet.

Adjourned public hearing to consider the rezoning request (File No. RZ13) of David Robinson (owner) W340N7661 Town Line Road, Oconomowoc, WI, to amend the District Zoning Maps of the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance to rezone part of the property from the FLP Farmland Preservation District and FLC Farmland Conservancy District to the R-1 Residential District, C-1 Conservancy Overlay District and HG High Groundwater District to allow for the creation of four residential lots in accordance with the density standards of the Farmland Preservation District. Lands zoned EC Environmental corridor Overlay District will remain unchanged. The property is located in part of the NW ¼ and NE ¼ of Section 13, T8N, R17E, Town of Oconomowoc, more specifically, the property is located at W340N7661 Town line Road, Oconomowoc, consists of approximately 147 acres and the acreage to be rezoned consists of approximately 16 acres (Tax Key OCOT 0481.998.002 and OCOT 0481.997.003).

Administrator/Planner Herrmann stated the applicant was not present at this time and suggested to move onto the next public hearing to allow the applicant a chance to appear.

Chairman Robert Peregrine came back to this public hearing at 7:02 p.m. and it was determined that the petitioner was not present and stated this will come back to the October 1st meeting at 6:30 p.m.

Joint Public Hearing between the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha County to consider the zoning amendment request of the Town of Oconomowoc to amend the district zoning map of the Waukesha County Zoning Code to rezone seven (7) properties from the R-1 Residential District to the R-2 Residential District. The properties are located in the NW ¼ and the NE ¼ of Section 19, T8N, R17E, Town of Oconomowoc.

Chairman Robert Peregrine opened this public hearing at 6:33 p.m.

Rebekah Leto from Waukesha County stated the owners have requested for a zoning change so that the zoning is consistent with the neighbors in the area and giving them the potential for creating additional lots/parcels. She also stated this would consist of seven properties on the south side of Lang Road and this would be consistent with the comprehensive use plan.

Chairman Robert Peregrine closed this public hearing at 6:36 p.m.

Joint Public Hearing between the Town of Oconomowoc Plan Commission and a Staff Representative of Waukesha County to consider the Conditional Use Request of the

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Okauchee Lions Club, for after-the-fact Land altering activities associated with filling portions of an existing kettle to extend a flat area located northwest of the existing pavilion building. The property is located in the SE ¼ of Section 36, T8N, R17E, Town of Oconomowoc (Tax Key Number OCOT 0576.992.003).

Chairman Robert Peregrine opened this public hearing at 6:37 p.m.

Rebekah Leto from Waukesha County stated that fill was being dumped on site and the petitioner has come forward after receiving a complaint for an after-the-fact permit. She also stated the “kettle” is about 100 cubic yards and the normal would be 15 cubic yards. The kettle has a northern slope and is it towards a wooded area and most of the kettle is on the neighbor’s property. The fill had buried tree trunks and is not in the wetland area and maintaining the slope as is and trying to stabilize it would not be as successful.

Adam, Okauchee Lion’s Club, stated they are here for forgiveness and is looking to make this right. He feels the kettle is about 300 feet long and about 150 feet wide. He also stated they have submitted a plan to stabilize the slope and to not make it so deep and most of the kettle is on the neighbor’s property.

Tom, the neighbor who has most of the kettle, states he has no problem with the kettle being on his property and where the kettle is, and the land is unusable.

Jeff Herrmann, Administrator/Planner, asked what MSI is proposing to do to stabilize the kettle.

Adam, Okauchee Lion’s Club, stated MSI is proposing top soil and erosion control on the slope, but also stated the concrete that is in the area is not from the Lion’s Club it is from when Highway 16 was widen.

Mike Schick, President of the Lion’s Club, stated they are looking to cut back 6 to 10 feet of the slope and they are going to put top soil on it and then seed the area.

Rebekkah Leto, Waukesha County, asked who was going to oversee the project to make sure the project is done correctly.

Mike Schick, President of the Lion’s Club, stated the Okauchee Lion’s Club would oversee the project to make sure everything is done correctly.

Bob Sokolowic, N64W34899 Road J, stated he feels the area looks like a dumping site and trees were cut down. He stated he can also see branches, tile, concrete and asphalt in the area and feels the kettle should not be allowed to stay.

Mike Schick, President of the Lion’s Club, stated the property use to be the Town’s dump and the broken concrete and asphalt has been there before the Okauchee Lion’s Club was there.

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Bob Sokolowic, N64W34899 Road J, stated you can see the 10 foot piece of wire right on the concrete and you can see that it is fresh concrete.

Carn Schroeder, Okauchee Lion's member, stated she has only been a member for about 6 months and what brought her to be a member is there motto that "they serve" and the club does many things for the community and does not believe they would do anything to hurt the land that they are on.

Adam, from MSI General, the swale that was designed for the new addition does not go towards the fill in question, it runs into the brush in the woods.

Chairman Robert Peregrine closed this public hearing at 7:01 p.m.

Public Hearing to consider the request of Kris Glenn, W348N5140 Elm Avenue, Oconomowoc, for the construction of a 6' fence; the fence is located along the south property line and the proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 7, Town site of Okauchee, located in the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc, Waukesha County (Tax Key No. OCOT 0574.107).

Chairman Robert Peregrine opened this public hearing at 7:05 p.m.

Kris Glenn, the petitioner, stated there currently is an existing chain link fence that is four feet tall and they would like to replace it with a cedar wood fence that is 6 feet tall. There is a gas station right behind the fence and having the fence taller would allow for more privacy.

Chairman Robert Peregrine asked how long the section of this fence would be.

Kris Glenn, the petitioner was able to verify that the section of the fence would be roughly 110 feet.

Commissioner Garvey stated he went over there to look at it and the neighbors have no objections and with the vegetation on that side, no one will see the fence. He observed the noise and traffic and having the fence would help the applicant.

Chairman Robert Peregrine closed this public hearing at 7:14 p.m.

1. **Approve Minutes for August 20th, 2018 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the August 20th meeting minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

3. **Consider and Act on request of Kris Glenn, W348N5140 Elm Avenue, Oconomowoc, for the construction of a 6' fence; the fence is located along the south property line and the proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 7, Town site of Okauchee, located in the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc, Waukesha County (Tax Key No. OCOT 0574.107).** – Chairman Robert Peregrine explained the public hearing was conducted and duly noted what the applicant would like to do and that there are no objections. Commissioner Garvey made the motion to approve the request of Kris Glenn, W348N5140 Elm Avenue for the construction of a 6' fence located along the south property line. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on request of Joan Halquist, W379N8500 Mill Street, Oconomowoc, Wisconsin to raze an existing barn and rebuild a new one without a principal structure. The property is described PT W ¼ Sec T8N R17E, in the Town of Oconomowoc. (Tax Key No. OCOT 0466.997.007).** – The petitioner was not present and the Board was unable to make a decision, but Commissioner Navin made the motion to allow the petitioner one last time to appear on the October 1st agenda. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on Certified Survey Map (CSM) for Bradley & Meghan Fox, W384N6046 Nokoma Drive, Oconomowoc, WI. More specifically the property is located Lot 1 & Lot 2, Block 3, NW ¼ of Sec 29, T8N R17E, Town of Oconomowoc (Tax Key No. OCOT 0545.042).** – The petitioner was present to state he would like to combine both parcels into one to give them a parcel that is a little over 25,000 square feet. Commissioner Navin made the motion to approve the certified survey map for Bradley & Meghan Fox, W384N6046 Nokoma Drive. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

6. **Discussion on Site Plan/Plan of Operation Process Improvement Proposal from Waukesha County.** – Administrator/Planner Herrmann went over the proposal from Waukesha County with the Board.

7. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:35 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted
Lori Opitz, WCMC
Clerk/Treasurer