

**TOWN OF OCONOMOWOC  
PLAN COMMISSION MEETING MINUTES**

**Monday, September 21, 2020  
6:30 p.m.**

Chairman Robert Peregrine called the meeting to order at 6:29 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, James Roche and Terry Largent. Commissioner Pat Agnew was absent. Also, in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign-in sheet.

**Joint Public Hearing will be conducted by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division, to consider the Conditional Use Request (CU46) of Linda Hecher (owner) and Timothy and Nicole Duchow (applicant) for land altering activities associated with the construction of a single-family residence. The subject property is described as Lot 6, Block 2, La Belle Acres, part of the NW ¼ and SE ¼ of Section 30, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W393N5988 Mary Lane, Oconomowoc, WI 53066 (Tax Key No. OCOT 0549.021).**

Chairman Robert Peregrine called the public hearing to order at 6:30 p.m.

Ben Greenberg from Waukesha County Park and Planning stated the applicant is looking to build a new house with an exposed basement on a lot that is 26,000 square feet after they remove all existing structures. He also stated the amount of fill exceeds the amount allowed and is the purpose of this conditional use. He also stated the applicant is proposing to have side swales and a retaining wall and there is some concern regarding adverse draining and the applicant is required to have a storm water permit.

Administrator/Planner Herrmann went over how the public hearings work and asked that any questions get directed towards the Commissioner's and that there will be no action taken on any of the public hearings tonight; it is set for October 5<sup>th</sup> for the Commissioner's to take action on each one of the public hearing requests.

Pat Seegers from Ascent Builders explained how they are going to take care of the water drainage and how they designed a house that requires the least amount fill that works properly with the lot and the surroundings homes.

A representative from Pinnacle Engineering explained the process they used to make sure that any kind of drainage that would occur they would proper swales in place to handle the drainage.

Don McGee, W393N5998 Mary Lane, stated he is concerned with the drainage in the area already and the possibility of increased drainage with the new construction.

Susan Shepherd, a neighbor of the Duchow's on Mary Lane built a house a few years back and had similar situations when building with water in the area, but feels what they are presenting will work and they will take care of the water issues where there will be none and is in favor of what they are doing.

Chairman Robert Peregrine closed the public hearing at 6:55 p.m.

**Immediately following the above Public Hearing, a second Joint Public Hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use to consider the Conditional Use request of (CU47) Brian and Mindy Becker to utilize a proposed accessory building for a hair salon (Limited Family Business). The subject property is described as Lot 8 and undivided interest in Outlots 1-3, Blue River Reserve, part of the NE ¼ of Section 8, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W383N8595 Blue River Pass, Oconomowoc, WI 53066 (Tax Key No. OCOT 0461.049).**

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Chairman Robert Peregrine called the public hearing to order at 6:56 p.m.

Mindy Becker the petitioner stated they have a new accessory building that she would like to use a portion of to have a one chair salon that will consist of primarily of haircuts, styling and hair coloring for men and women and hair products will be available onsite for the purchase by clients.

Beg Greenberg from Waukesha County Park and Planning stated the property is zoned R1 Residential and sits on 1.3 acres of land the petitioner is proposing to have a one chair salon in the proposed detached garage. He stated the business will have a separate entrance and there is a concrete driveway and parking spot to accommodate clients. The days of operation will be four days a week, Monday, Tuesday, Wednesday and Friday with the hours of Monday and Wednesday 7:30 a.m. to 7:30 p.m. and Tuesday and Friday 7:30 a.m. to 3:00 p.m.

Jim Roche, Plan Commissioner stated he was just a little concern with the chemicals that would go down into the system from hair solutions.

Mindy Becker the petitioner stated she is working with Waukesha County and getting the necessary permits and requirements needed to make sure she is in compliance.

Ben Greenberg from Waukesha County that since the business is in a new subdivision that the applicant will have to make sure she follows the guidelines outlined in the subdivision while doing her business.

Chairman Robert Peregrine closed the public hearing at 7:06 p.m.

**Immediately following the above public hearing, a third Joint Public Hearing will be held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use to consider the Conditional Use request (CU48) Jeffrey S. Ogresovich for land altering activities associated with the construction of a single-family residence. The subject property is described as Lot 1, CSM No. 11724, located in part of the NE ¼ of Section 1, T7N, R17E, Town of Oconomowoc. More specifically, the property is located at N48W34111 Jaekles Drive, Nashotah, WI 53058. (Tax Key No. OCOT 0577.001.001)**

Chairman Robert Peregrine called the public hearing to order at 7:07 p.m.

Ben Greenberg from Waukesha County stated the property is zoned R2 residential and it will be served by sewer. The property is approximately 19,000 square feet and the lot is flat. The applicant is proposing to build at 3,400 square foot two-story house with an exposed basement, however, the current proposal exceeds the amount of fill that is allowable on that property, which is the reason for the hearing and the conditional use request. The petitioner is not asking for any retaining walls at this time and there is a concern with run off on the north west side of the property.

Jeffrey Ogresovich, applicant, stated his proposal is to fill grade to the front door/patio area to allow handicap accessibility and entry to the front door. He also stated by changing the grade level it will allow access for a family member with special needs and is willing to work with the County, the Town and get any of the necessary erosion control permits that are required to complete the project.

Sandra Larsen, W341N4766 E Lindy Lane, stated she is concerned with water issues with the construction that is being proposed. She stated there has always been issues of water problems in the area and with this new proposal, that there might be additional water issues.

Dale Larsen, W341N4766 E Lindy Lane, stated his back yard fills up with water every year and is concerned with the new construction that it will fill up even more.

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Shelley Shanklin, W342N4801 Lindy Lane, stated that she is concerned with the water issues in the area already, the fill that is needed for the project and with the roads not being in good shape the way it is, having all that heavy equipment driving on the roads will cause further damage to the roads.

Mark, N48W351452 Lindy Lane, stated the roadway in the area have always been an issue, water has been an issue as well as grading in the area, but he is in favor of what the applicant is proposing for his project and does not have any issues with it.

The applicant, Jeffrey Ogrevovich, stated they will work with the County to address all of the issues concerning the fill and water issues pertaining to the project.

Administrator/Planner Herrmann stated that he is a little concern with the amount of fill that is needed and would like to work with the applicant on another alternative that requires less fill.

Chairman Robert Peregrine closed the public hearing at 7:36 p.m.

Chairman Robert Peregrine called the regular meeting to order at 7:37 p.m. Commissioner's present included James Navin, Linda Bergman, Dione Funk, James Roche and Terry Largent. Commissioner Pat Agnew was absent. Also, in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see sign-in sheet.

1. **Approve Minutes for August 31, 2020 Town Plan Commission Meeting.** – Commissioner Navin made the motion to approve the August 31, 2020 minutes as presented. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on Certified Survey Map (CSM) for Ryan's Buying LLC, PO Box 486, Mukwonago, WI 53144. More specifically the property is located at N55W37069 Roland Street and is described at Lots 11, 12 & 13 BLK 4D, Oconomowoc Heights Section A, located in part of the NE ¼ of Section 33, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0561.104)** – Commissioner Roche made the motion to recommend to the Town Board and approve the certified survey map for Ryan's Buying LLC, for the property located at N55W37069 Roland Street per the recommendation report of Administrator/Planner Herrmann dated September 16, 2020. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on Certified Survey Map (CSM) for Emily & Mark VanBuskirk, N53W37135 Madison Street, Oconomowoc. More specifically the property is described as Lots 11 & 12, BLK 9I, Oconomowoc Heights Section, located in part of the NE ¼ of Section 33, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0561.240).** – Commissioner Navin made the motion to recommend to the Town Board and approve the certified survey map for Emily & Mark VanBuskirk, N53W37135 Madison Street per the recommendation report of Administrator/Planner Herrmann dated September 16, 2020. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
5. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 7:42 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –  
Lori Opitz, WCMC  
Clerk/Treasurer