

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

October 2, 2023

Chairman Robert Peregrine called the meeting to order at 5:00 p.m. Commissioner's present included James Navin, Dione Funk, Jim Roche, Wayne Euclide, and Pat Agnew. Also in attendance was Administrator/Planner Jeffrey Herrmann. Commissioner Linda Bergman and Clerk/Treasurer Lori Opitz were absent. For additional attendees please see the sign-in sheet.

A Public Hearing will be held by the Town of Oconomowoc Plan Commission to consider and Act on the request of Alex Spheeris, N67 W34872 Ireland Drive, Oconomowoc, Wisconsin, 53066, for the construction of a 4.50' high fence. The fence is to be located along the west property line and connected to the home. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 1, CSM 12089, being part of the SW ½ of Section 24, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N67 W34872 Ireland Drive (OCOT 527.997.005).

Chairman Robert Peregrine opened the public hearing at 5:00 p.m.

The applicant, Alex Spheeris stated the existing fence on the property is the same height as what is being proposed with the new one.

Administrator/Planner Herrmann stated the fence would be a similar fence that you would see around a pool.

Chairman Robert Peregrine closed the public hearing at 5:04 p.m.

1. **Approve Minutes for September 18th, meeting.** – Commissioner Navin made the motion to approve the September 18th meeting minutes as presented. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

2. **Public Comments.** –

Nancy West, W357N6190 Spinnaker Drive, questioned the drainage that is being put in on the Snyder Farm and asked if the Snyder Farm preliminary plat has been approved.

Lori Preston, W356N6196 Anchor Court, concerned about the drainage from the Snyder Farms and that it seems to be closer to the properties than originally proposed and questioned if it was the same developer or if it was a new one.

Administrator/Planner Herrmann stated that is why the developer will be putting a swale into the development to keep the drainage away from the existing properties and with this, it should help with the current drainage issues in the area.

Gary Moilanen, N61W35810 Spinnaker Drive, stated that some of the neighbors trees are over the property lines and if everyone would have been give more notice, the neighbors could have the time to move the flowers and trees from the property lines.

3. **Consider and Act on the request of Alex Spheeris, N67 W34872 Ireland Drive, Oconomowoc, Wisconsin, 53066, for the construction of a 4.50' high fence. The fence is to be located along the west property line and connected to the home. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 1, CSM 12089, being part of the SW ½ of Section 24, T8N, R17E, Town of Oconomowoc. More specifically the property is located at N67 W34872 Ireland Drive (Tax Key No. OCOT 527.997.005).** – Commissioner Euclide made the motion to approve the request of Alex Spheeris,

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N67W34872 Ireland Drive for the construction of a 4.50' high fence. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

4. **Consider and Act on the rezoning request of (RZ127) Scott D. Tremaine Survivors Trust, N88 W37962 Mapleton Road, Oconomowoc, WI 53066 to rezone a portion of their property from the FLP Farmland Preservation District to the R-1 Residential District in order to divide a five-acre farm consolidation parcel from the parent parcel. The subject property is described as the E ½ of the SE ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W380 N8856 Mill Street (Tax Key No. OCOT 452.999).** – Commissioner Roche made the motion to approve the rezoning request of (RZ127) Scott D. Tremaine Survivors Trust, N88W37962 Mapleton Road to rezone a portion of their property from the FLP Farmland Preservation District to the R-1 Residential District to divide a five-acre farm consolidation parcel from the parent parcel located at W380N8856 Mill Street per the recommendation of Administrator/Planner Herrmann's report dated September 24, 2023. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the Certified Survey Map (CSM) of Scott D. Tremaine Survivors Trust, N88 W37962 Mapleton Road, Oconomowoc, WI 53066 for property described as the E ½ of the SE ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W380 N8856 Mill Street (Tax Key No. OCOT 452.999).** – Commissioner Navin made the motion to approve the certified survey map (CSM) Scott D. Tremaine Survivors Trust, N88W37962 Mapleton Road for the property located W380N8856 Mill Street per the recommendation of Administrator/Planner Herrmann's report dated September 24, 2023. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on waiver from Section 265-31 (L) not to show remnant parcel on CSM for Scott D. Tremaine Survivors Trust, N88 W37962 Mapleton Road, Oconomowoc, WI 53066 for property described as the E ½ of the SE ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W380 N8856 Mill Street (Tax Key No. OCOT 452.999).** – Commissioner Navin made the motion to approve the waiver from Section 265-31 (L) not to show remnant parcel on CSM for Scott Tremaine Survivors Trust, N88W37962 Mapleton Road for the property located at W380N8856 Mill Street. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on the request of Frank and Kiersten Carlson for a special exception from the non-conforming to offset requirements of Waukesha County Shoreland and Floodland Protection Ordinance to permit a vertical expansion of the existing detached garage. The subject property is located in the SW ¼ of Section 29, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N54 W38930 Islandale Drive (Tax Key No. OCOT 547.998).** – Commissioner Navin made the motion to approve the request of Frank & Kiersten Carlson for a special exception from the non-conforming to offset requirements of Waukesha County to permit a vertical expansion of the existing detached garage for the property located at N54W38930 Islandale Drive. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on the request of Dennis and Amy Skrypchak for a variance from the road setback, shore setback and offset requirements of the Waukesha County Shoreland and Floodland Protection Ordinance as well as a special exception from the minimum floor area requirements to construct a new two-story single family, residence with a lakeside balcony. The subject property is described as part of Lots 3 & 4 Hinkel's Park No. 2, part of the NE ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N52 W34192 Gietzen Road (Tax Key No. OCOT 573.027).** - Commissioner Navin made the motion to approve the request of Dennis & Amy Skrypchak for a variance from the road setback, shore setback and offset requirements of the Waukesha County Shoreland as well as a special exception

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from the minimum floor area requirements to construct a new two-story single-family residence with a lakeside balcony at the property located at N52W34192 Gietzen Road. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

9. **Adjourn.** – Commissioner Roche made the motion to adjourn at 5:34 p.m. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer