

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

October 21, 2024

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

A 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 (CU119) of Leisha Smith for property owned by St. Joan of Arc Congregation, 120 Nashotah Road, Nashotah, WI 53058, for the construction of a columbarium with a patio area for the existing cemetery described as Certified Survey Map No. 2776, being part of the SW ¼ of Section 23, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 523.999.001)

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

Ken Smith from Waukesha County spoke about what is being proposed.

Virginia Boyer, W356N6708 E. Stonewood Drive questioned the dimensions of the Columbarium

Chairman Robert Peregrine closed the public hearing at 5:05 p.m.

Immediately following the above Public Hearing, a second public hearing will be held to consider the request (CU120) of Scott and Dawn Krahn for property owned by JTM Properties, LLC, 1143 Mary Hill Circle, Hartland, WI, 5329 for the construction of an addition to the existing restaurant/bar known as "The Hideaway", including a kitchen, storage and additional seating. The subject property is described as 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 N55 W34657 Road E (Tax Key No. OCOT 574.043.001).

Chairman Robert Peregrine opened the public hearing at 5:06 p.m.

Scott Krahn, the applicant, spoke about all the improvements since 2016 and what he would like to do moving forward.

Jacob Herrmans stated the 1,300 square footage addition meets all of the requirements from the County.

Henry Krier, N55W34685 Road E talked about the traffic on the road and the parking spaces in the area is maxed out already and this new addition will max it out more and trash in the area is a concern.

Representative for Marshall's, N55W34645 Road E stated they have been neighbors of the Hideaway for 4 years and there have been no issues, and they are in support of the proposal.

Tom, N64W50350 Road J, stated it is great to see businesses improving and is in support of the proposal.

Inaudible name, N50W35002 Lake Drive, the HOA president for the Waters is in support of the proposed improvements.

Inaudible name, N66W34775 Baltic Pass, is in support of what the Hideaway is proposing.

Chairman Robert Peregrine read two letters in support of the improvements asked.

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Chairman Robert Peregrine closed the public hearing at 5:25 p.m.

Immediately following the above public hearing, a third public hearing will be held to consider the request (RZ154) of Valerie Charapata, N30 W26466 Peterson Dr, Pewaukee, WI, 53072, to rezone approximately 1 acre of property located at W389 N7868 Pennsylvania Street, Oconomowoc, WI 53066, from FLP Farmland Preservation District to the R-1 Residential District to divide the homestead from the farm acreage. The subject property is located in the N ½ of the NW ¼ of Section 17, R17E, Town of Oconomowoc. More specifically, the property is located at the Pennsylvania Street address cited above (Tax Key No. OCOT 498.999).

Chairman Robert Peregrine opened the public hearing at 5:26 p.m.

The applicant was present to state what they would like to do.

Ken Smith from Waukesha County meets the ordinance requirements, but the set requirements for farm animals would need to be adjusted.

Chairman Robert Peregrine closed the public hearing at 5:27 p.m.

Immediately following the above public hearing, a fourth public hearing will be held to consider the request of Boe Krueger, N60 W38429 Hawthorne Drive, Oconomowoc, Wisconsin, 53066, for the construction of a 4.00' high fence. The fence is to be located along the Blackhawk Drive side of the property. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 1 CSM 12149, being part of the SW ¼ of the NE ¼ of Section 29, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N60 W38429 Hawthorne Drive (Tax Key No. OCOT 545.046.001).

Chairman Robert Peregrine opened the public hearing at 5:28 p.m.

The applicant was present to state the purpose of the fence and what he would like to do.

Chairman Robert Peregrine closed the public hearing at 5:30p.m.

1. **Approve Minutes for meeting October 7, 2024.** – Commissioner Funk made the motion to approve the minutes from the October 7 meeting as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the request of Boe Krueger, N60 W38429 Hawthorne Drive, for the construction of a 4.00' fence. The fence is to be located along the Blackhawk Drive side of the property. The proposed construction does not meet the Town of Oconomowoc Code of Ordinance Section 144-5. The property is described as Lot 1 CSM 12149, being part of the SW ¼ of the NE ¼ of Section 29, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N60 W38429 Hawthorne Drive (Tax Key No. OCOT 545.046.001).** Commissioner Navin made the motion to approve the request of Boe Krueger, N60W38429 Hawthorne Drive for the construction of 4.00' fence. Commissioner Bergmann seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the Site Plan/Plan of operation for Chris Paulsen d/b/a P Georgio's. The property is described as part of the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N51 W34959 Wisconsin Avenue, Okauchee, WI (OCOT 575.976).** – Commissioner Funk made the motion to approve the site plan/plan of operation for Christ Paulsen, d/b/a Georgio's located at N51W34959 Wisconsin Avenue per the recommendations of

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Administrator/Planner Herrmann's report dated October 16, 2024. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on the Certified Survey Map (CSM) of Johnson & Hallett/Cinq Investments, LLC. The property is described as part of the SW 1/4, Section 26, T8N, R17E. More specifically, the property is located at W359 N5744 Brown Street and W359 N5760, Oconomowoc (Tax Key No. OCOT 535.995.005 and OCOT 0535.995.006).** Administrator/Planner stated the applicant will have dedicate 5 more feet to the County regarding the CSM. Commissioner Navin made the motion to approve the certified survey map for Johnson & Hallett/Cinq Investment located at W359N5744 Brown Street per the recommendations of Administrator/Planner's report dated October 16, 2024. Commissioner Bermann seconded the motion. Motion carried by unanimous voice vote.
6. **Adjourn.** – Commissioner Bergmann made the motion to adjourn at 5:41 p.m. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer