

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

Monday, November 4, 2019

Chairman Robert Peregrine called the meeting to order at 6:41 p.m. Commissioner's present include Linda Bergman, Dione Funk, Jim Roche, Pat Agnew and Terry Largent. Commissioner James Navin 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 between the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use to consider a rezoning request (RZ48) of Jon Spheeris, 175 E. Wisconsin Avenue, Suite A, Oconomowoc, Wisconsin 53066, for property owned by Ireland Farms, LLC, 3891 Schefflera Drive, North Fort Myers, FL 33917-2043, to amend the District Zoning Maps of the Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code from the A-T Agricultural Transition District to the R-2 Residential District to allow a single-family residential subdivision on the approximately 46.8 acre parcel. The property is located in part of the W ½ of the SW 1/4 of Section 24, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N67W34891 C.T.H. K. (Tax Key No. OCOT 0527.997.004).

Chairman Robert Peregrine opened the public hearing at 6:42 p.m.

Rebekah Leto of Waukesha County stated the property is located on the NW side of Okauchee Lake and is approximately 45-acres. The petitioners are proposing to rezone the parcel from A-T (Agricultural Transition District) to the R-2 (Residential District) to accommodate a 32-lot single family residential subdivision. The Town and County Land Use Plans designates this parcel as Low Density Residential which will require a minimum of 20,000 sq. ft. per dwelling and most of the proposed parcels are an acre or more. All parcels will be served by private on-site sewage system and wells. Three accesses will serve the development; one access point is from Road J and the other two are from the subdivision to the west of Norwegian Meadows which will create a cohesive road network for residents and emergency response services; no access to the development is proposed from C.T.H. K; the County Department of Public Works has advised the petitioner that the existing driveway serving the farmhouse along C.T.H. K will need to be abandoned and reconnected to the proposed interior roadway that abuts the parcel.

Matt Carrico, N65W35024 Baltic Pass, was concerned and questioned about the proposed entrances and that it would go through his area and match out with Whittaker Bay and how that area is laid out.

Angela Weber, W349N6694 Norwegian Road, stated using there area as entrance would be chaotic because the traffic that already comes off of Baltic Pass goes really fast and there is no stop sign and there are a ton of kids in the area and it would not be a good idea. She also stated it would not make the area look like a country area it would make it look like a city area.

Eugene Klink, W346N6777 Whittaker Road, quested what kind of water management system would be installed in the area.

Matt Carrico, N65W35024 Baltic Pass, questioned whether or not there would be curb and gutters in the area.

Katie Klink, Whittaker Bay Subdivision, thanked Jon Spheeris for being open to the suggestions with the plans of the area and did appreciate him listening to the concerns of others and trying to make the project right for all involved.

A few residents questioned why there would not be access off of Highway K.

Rebekah Leto of Waukesha County stated because of the sight distance requirements, the speed limit and turning onto a highway from a subdivision is not the safest that Waukesha County of Public Works stated there would be no access off of Highway K because of those reasons.

John Schoknecht, N64W35025 Road J, stated the road was re-done and the residents on that road had to pay for it and he objects other vehicles coming out of the proposed subdivision to use that road and putting a burden on that road.

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Administrator/Planner Jeffrey Herrmann stated that he does not feel the residents will use Road J to enter or exit the proposed subdivision.

Chairman Robert Peregrine clarified that this public hearing is for a re-zone only and there will be another hearing to go over a proposed plan and listen to the concerns of others regarding the plan at that time.

Chairman Robert Peregrine closed the public hearing at 7:10 p.m.

1. **Approve Minutes for October 21, 2019 Town Plan Commission Meeting.** – Commissioner Bergman made the motion to approve the October 21, 2019 meeting minutes as presented. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Presentation by Waukesha County on the proposal of the outdoor recreational plan and updates.** – Jason Fruth of Waukesha County talked with the commissioner’s extensively regarding the outdoor recreational plan and updates for the parks in the Town.
4. **Consider and Act on Site Plan/Plan of Operation request of Kathy Weatherly, d/b/a Weatherly Property Management, 2901 Pass-A-Grille Way, St. Pete Beach, FL 33706, to convert/renovate an existing church/office building to a tourist home/bed and breakfast. The property is described as PT SW ¼, Sec 36 T8N R17E, Town of Oconomowoc. More specifically, the property is located at N51W34989 Wisconsin Avenue (Tax Key No. OCOT 0575.977).** – The petitioner was present to state what they would like to do with the property. Administrator/Planner Herrmann questioned why the floor plan does not show bedrooms. The petitioner stated the intention is to have a get-away for a small gathering instead of a larger gathering and that is why the floor plan is outlined the way it is. Commissioner Bergman made the motion to approve the site plan/plan of operation request of Kathy Weatherly, d/b/a Weatherly Property Management, 2901 Pass-A-Grille Way, St. Pete Beach, FL to covert/renovate an existing church/office building to a tourist home/bed and breakfast at the property located at N51W34989 Wisconsin Avenue per the recommendation of Administrator/Planner Herrmann’s report dated October 31, 2019. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on cancelling the November 18, 2019 Plan Commission meeting.** – Commissioner Roche made the motion to cancel the November 18, 2019 meeting. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
6. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 8:15 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer