

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

December 5, 2022

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

1. **Approve Minutes for November 21, 2022, meeting.** – Commissioner Navin made the motion to approve the November 21, 2022 meeting minutes as presented. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the request (RZ107) of Jacob Miller to rezone the property from the FLP Farmland Preservation District to the R-1 Residential District to divide a two-acre parcel from the existing larger parent parcel, currently utilized for agriculture, for the construction of a single-family residence. The property is described as part of the SW ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N68 W35460 CTH K, Oconomowoc, WI 53066 (Tax Key No. OCOT 521.997.001).** – Administrator/Planner Herrmann stated the property is located approximately 900 feet north of the intersection of Pennsylvania Street and CTH CW and not the address as N68W35460 CTH K. Commissioner Navin made the motion to approve to the Town Board the request (RZ107) of Jacob miller to rezone the property from the FLP Farmland Preservation District to the R-1 Residential District to divide a two-acre parcel from the existing larger parent parcel for the construction of a single-family residence located approximately 900 feet north of the intersection of Pennsylvania Street and CTH CW per the recommendation of Administrator/Planner Herrmann's report dated November 29, 2022. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on the Certified Survey Map (CSM) of Jacob Miller. The property is described as part of the SW ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N68 W35460 CTH K, Oconomowoc, WI 53066 (Tax Key No. OCOT 451.987.003).** – Administrator/Planner Herrmann stated the property is located approximately 900 feet north of the intersection of Pennsylvania Street and CTH CW and not the address as N68W35460 CTH K. Commissioner Navin made the motion to approve and recommend to the Town Board the certified Survey Map of Jacob Miller for the property located approximately 900 feet north of the intersection of Pennsylvania Street and CTH CW per the recommendation of Administrator/Planner Herrmann's report dated November 29, 2022. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on waiver from Section 265-31 (L) not to show the remnant parcel on the CSM. Jacob Miller property, described as part of the SW ¼ of Section 5, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N68W35460 CTH K, Oconomowoc, WI 53066 (Tax Key No. OCOT 451.987.003).** – Administrator/Planner Herrmann stated the property is located approximately 900 feet north of the intersection of Pennsylvania Street and CTH CW and not the address as N68W35460 CTH K. Commissioner Navin made the motion to approve and recommend to the Town Board the waiver from Section 265-31(L) not to show the remnant parcel on the CSM for the Jacob Miller property located approximately 900 feet north of the intersection of Pennsylvania Street and CTH CW . Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
6. **Consider and Act on the Certified Survey Map (CSM) of Deborah DeFere. The property is described as Lot 16 Schimmel's Subdivision and part of the NE ¼ of Section 1, T7N, R17E, Town of Oconomowoc. More specifically, the property is located at W340 N4746 Jaeckles Blvd, Nashotah, WI 53058 (Tax Key No. OCOT 577.013).** – Commissioner Navin made the motion to approve and recommend to the Town Board the certified survey map for Deborah DeFere for the property located at

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W340N4746 Jaekles Blvd. per the recommendation of Administrator/Planner Herrmann's report dated November 30, 2022. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

7. **Consider and Act on the request of Ruric Anderson to replace existing retaining walls within 5 (five) feet of the property line. The property is described as part of the E ½ of Section 35 and W ½ of Section 36, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W349N5389 Road B, Oconomowoc, WI 53066 (Tax Key No. OCOT 569.063).** – Commissioner Navin made the motion to approve the request of Ruric Anderson to replace the existing retaining wall within 5 feet of the property line located at W349N5389 Road B. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
8. **Consider and Act on the Site Plan/Plan of Operation of Kathryn Farrell d/b/a Knead Wellness, LLC. The property is described as part of the SW ¼ of Section 35, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W359 N5002 Brown St. Suite 103, Oconomowoc (Tax Key No. OCOT 571.960).** – Commissioner Funk made the motion to approve the site plan/plan of operation for Kathryn Farrell, d/b/a Knead Wellness at the property located at W359N5002 Brown Street, Suite 103 per the recommendations of Administrator/Planner Herrmann's report dated November 30, 2022. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.
9. **Consider and Act on the request of John and Mary Pierson for a variance from the offset, shore setback, maximum building footprint and non-conforming to offset provisions of the Waukesha County Shoreland and Floodland Protection ordinance to permit a vertical and lateral expansion to the existing residence and a new lakeside deck and patio. The property is described as Lot 55 and part of Lot 54 Map of Point Comfort Okauchee, part of the E ½ of Section 35 and the W ½ of Section, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W350 N5330 Road B (Tax Key No. OCOT 569.074).** – Commissioner Navin made the motion to approve and recommend to Waukesha County Board of Adjustment the request of John & Mary Pierson for a variance to permit a vertical and lateral expansion to the existing residence and a new lakeside deck and patio at the property located at W350N5330 Road B. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.
10. **Consider and Act on the request of John Van Kempen for a variance from the shore setback provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to retain an after-the-fact deck. The property is described as part of the SW ¼ of Section 29, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N54 W38932 Islandale Drive (Tax Key No. OCOT 547.999).** – In as much as the petitioner has not appeared the Commissioners are unable to solicit information concerning their petition for a variance. Therefore, the Commissioners are unable to make a recommendation. Commissioner Bergman made the motion to make no recommendation to the Board of Adjustment. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
11. **Consider and Act on the request of Craig Smith and Shannon Noonan for a variance from the shore setback provisions of the Waukesha County Shoreland and Floodland Protection Ordinance to permit the after the fact construction of a lakeside patio. The property is described as Lot 26, Bauers Bays, part of the NE ¼ of Section 26, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W347 N5948 Lake Drive (Tax Key No. OCOT 530.078).** – Commissioner Navin made the motion to approve and recommend to Waukesha County Board of Adjustment the request of Craig Smith and Shannon Noonan for a variance to permit the after the fact construction of a lakeside patio located at W347N5948 Lake Drive. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.
12. **Consider and Act on the request of Nisheeth and Linda Patel for a variance from the nonconforming to offset provisions of the Waukesha County Shoreland and Floodland Protection to permit the construction of a two-story additions to the existing residence. The property is**

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described as part of the north 58 ft of Lot 8, Okauchee Plat No. 1, located in Section 25. T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W347 N5948 Lake Drive (Tax Key No. OCOT 530.078). – Commissioner Funk made the motion to approve and recommend to Waukesha County Board of Adjustment the request of Nisheeth & Linda Patel for a variance to permit the construction of a two-story additions to the existing residence located at W3647N5948 Lake Drive. Commissioner Bergman seconded the motion. Motion carried by unanimous voice vote.

13. **Adjourn.** – Commissioner Bergman made the motion to adjourn at 5:23 p.m. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted
Lori Opitz, WCMC
Clerk/Treasurer