

**TOWN OF OCONOMOWOC
PLAN COMMISSION MEETING MINUTES**

December 7, 2020

Chairman Robert Peregrine called the meeting to order at 6:45 p.m. Commissioner's present included James Navin, Dione Funk, Jim Roche, Pat Agnew and Terry Largent. Commissioner Linda Bergman was excused. 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 held by the Town of Oconomowoc Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Lane Use to consider the conditional use request (CU50) of James Bell/Bell Family Trust (owner/applicant) for land altering activities associated with the construction of a new single-family residence. The subject property is described as part of Lot 1, Lac La Belle Park and part of the South ½ of the SE ¼ of Section 30, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N56W39300 Highway 16, Oconomowoc, Wisconsin 53066. (Tax Key No. OCOT 0552.015).

Chairman Robert Peregrine opened the public meeting at 6:47

Ben Greenberg of Waukesha County Park & Planning stated the applicants are planning on razing all existing buildings on the property to construct a 16,000 square foot new home with garage and a pool area. He also stated because of the high-water levels around the Mary Lane Sanitary District the County requires a ground water test which was submitted and it showed that the level is 2 feet from the surface which may limit when it comes to a basement. They are proposing 9-foot basement with 4 to 5 feet of fill for the structure and side draining swales on each side of the property with the adjacent land, which is owned by the petitioner, will have draining swales as well. He also noted that no variances are needed because what is being proposed meets the County ordinances and a CSM was done on the property to help clean-up some legal descriptions.

Mark Augustine, Engineer for the Bell Family, stated he worked on the Certified Survey Map for the property and the site does require water testing because of the known high-water levels in the area. He also stated they have the proper draining swales figured into the proposal to accommodate the high-water levels.

Rob Miller, the Builder for the Bell Family stated he feels they have a good plan put together to keep the water on the property to accommodate the three-story structure that is being proposed and the grading that is being planned will accommodate what is needed and it will blend together with the area.

Kent Johnson, N56W39260 Wisconsin Avenue, stated that he was not properly notified of the plans and this public hearing. He also stated that he would like the Board to give the area residents time to study the request of the Bell's and hire their own attorney's and engineers to study the impact on their properties that this proposal could have. He was talked about the water levels and sewer issues in the area as well.

Elaine Kraut, N56W39240 Wisconsin Avenue, stated her concerns regarding the water issues because of the natural springs in the area and what kind of impact there would be with the springs and all of the fill needed for the project. She also stated that since the neighbors were not properly notified, that she asks the Board to give them more time to look at the petitioner's plans and study them before any action is taken so they can properly understand the project.

Administrator/Planner Herrmann asked Ben his thoughts regarding the notices. Ben Greenberg stated from the paper work he was looking at that it seems notices were sent out but can't confirm if the recipients did or did not receive them. Administrator/Planner Herrmann stated he would like the Commissioner's to adjourn the public hearing for now so that the Town Engineer would be able to study the plan of the petitioner's as well as allowing the neighbor's time too.

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Commissioner Roche made the motion to adjourn the public hearing until Monday, January 18th, 2021 at 6:30 p.m. Commissioner Agnew seconded the motion. Motion carried by unanimous voice vote.

The public hearing was adjourned at 7:24 p.m.

1. **Approve Minutes for November 2, 2020.** – Commissioner Navin made the motion to approve the November 2, 2020 as presented. Commissioner Funk seconded the motion. Motion carried by unanimous voice vote.
2. **Public Comments.** - None
3. **Consider and Act on the request of Carolyn Luedke (Owner) and Jason Parmann (Agent), N95W34681 Townline Road, Oconomowoc for a variance from the non-conformance to road setback requirements of the Waukesha County Zoning Code to construct a living room addition onto the existing residence. The subject property is described as Lot 1, Certified Survey Map No. 8623, located in the NW ¼ of Section 1, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N95W34681 Townline Road (Tax Key No. OCOT 0434.998.003).** – Commissioner Roche made the motion to approve and recommend to the Waukesha County Board of Adjustment the request of Carolyn Luedke and Jason Parmann a variance from the non-conformance to road setback requirements of the Waukesha County Zoning Code to construct a living room addition onto the existing residence. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
4. **Consider and Act on Site Plan/Plan of Operation for Amber Castonguay d/b/a Lake Country Nutrition, W359N5920 Brown Street, Oconomowoc, Wisconsin to operate a nutrition store. The property is described as part of the SW ¼ of Section 26, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W359N5920 Brown Street. (Tax Key No. OCOT 0535.999.011).** – The petitioner was present and explained the concept of the new business. Commissioner Roche made the motion to approve the Site Plan/Plan of Operation for Amber Castonguay d/b/a Lake Country Nutrition to operate a nutrition store per the recommendation of Administrator/Planner Herrmann's report dated December 1, 2020. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. **Consider and Act on the Site Plan/Plan of Operation amendment for Muhammad Maqbool (owner) of Citgo, N51W34854 Wisconsin Avenue, Okauchee, Wisconsin for a name change from Citgo to BP. The property is described as Lot 1, Townsite of Okauchee, part of the NW ¼ & SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc. (Tax Key No. OCOT 0574.101).** – Administrator/Planner Herrmann stated the applicant would not be here but stated the business is not changing, just the name is. Commissioner Navin made the motion to approve the Site Plan/Plan of Operation amendment for Muhammad Maqbool of Citgo for a name change from Citgo to BP. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.
6. **Adjourn.** – Commissioner Navin made the motion to adjourn at 7:32 p.m. Commissioner Roche seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz, WCMC
Clerk/Treasurer