

TOWN OF OCONOMOWOC

PLAN COMMISSION

MAY 17, 2010

Present: Chairman Runyard, Commissioners Navin, Garvey, Peregrine, Largent, Husak, Balthazor, Town Planner Herrman, Amy Barrows, Waukesha County Department of Parks and Land Use

Chairman Runyard opened the Public Hearing at 7:00 p.m. He read the Public Hearing notice in which

Ken Simatic, N53 W35257 Lighthouse Lane, Oconomowoc, Wi 53066, on behalf of the **Bay Pointe Condominium Association**, N16 W23377 Stone Ridge, Waukesha, Wi. 53188, requests the authorization of the removal of a clubhouse building and to restore the area with vegetation within the Bay Pointe Condominium plat boundaries. Amy explained that condition 6 of the condo docs requires one amenity and the petitioners are asking that a structure not be required. Also required are detailed grading and landscaping plans and a buffer around the lake.

Ken Simatic, N53 W35257 Lighthouse Lane, on the Board of Directors, stated that the current residents do not want to pay for renovation of the existing building. It had belonged to the previous owners of the property and consisted of a room and a garage, currently used for storage of model furniture by Bielinski. The air conditioning needs repair. The residents do not want a clubhouse. The building has septic. The petition has been signed by all the residents except one. Bielinski does not want to pay for removal and a party has been found who will raze the building at no cost.

Jeff stated that a letter from Bielinski stating they have no problem with the removal is needed. Ken stated that the plan is to close off a gravel road and cover the existing slab with 2 feet of dirt. This should be done within 12 months of permission. Bielinski would have to amend the Declaration of Restrictions and have the signature of 75% of the ownership. There were no comments from the audience. The Public Hearing was closed at 7:10 p.m.

Plan Commission meeting

AGENDA

1. Approve minutes for April 19, 2010 Public Hearing and Plan Commission meeting.

Navin moved to approve the minutes as printed. Seconded by Peregrine. Carried unanimously.

2. Public Comments

Bob Sokolowicz, N64 W34899 Road J: He is concerned about the capping of the existing well.

Gerald Bergman, W350 N5497 Lake Dr. :Has a study been done regarding hazardous waste disposal and who is responsible?

Amy explained that a demolition permit would be required and investigation would be made as to what is underneath the slab.

3. Consider and act on Conditional Use Request for Bay Pointe Condominium-Lighthouse Lane

Peregrine moved to recommend to the County that the petition be granted subject to conditions that Jeff will draft. We do not have them before us but enough concern was raised regarding proper capping of the well and demolishing the septic. Also required will be proper permits for grading and landscape plan and revisiting of the condo docs, which will be reviewed by the Town Attorney. Seconded by Garvey. Carried unanimously.

4. Consider and act on extending hours for live music for the Kyle Pett/Holly Muehl Wedding on July 9, 2010 at Okauchee Lions Park

The CU for Okauchee Lions Club allows for nothing past 10:00 p.m. except for the lions Club dance. Jeff and Hultquist met with the Lions Club and they are agreeable to allowing the wedding reception to go until 12:00 a.m. Husak moved to allow the wedding reception on July 9, 2010 to be held from 7:00 p.m. to 12:00 a.m. This is one case. Seconded by Largent. Carried unanimously.

5. Consider and act on Site Plan/Plan of Operation for Lou-eZe Pier 53 – N50 W35110 Wisconsin Ave

This was formerly the Last Round Up and the petitioner would be able to operate it as long as she does not make changes.

Bryon Schmidt, N50 W35120 Wisconsin Av. Okauchee. He is the neighbor to the east of the subject and states his objection. He objects to alcohol being served out of a residence. He has no problem with the former business, saying it was not open often and was very quiet. He is concerned that the petitioner plans to have it open every night and open later than the previous owner. The petitioner plans to be open until 2:00 a.m. if business allows. Jeff stated that the Town cannot regulate hours.

Navin moved to approve the Site Plan/Plan of Operation subject to the Planner's memo of May 10, 2010. Seconded by Peregrine. Carried with one no vote.

6. Consider and Act on Boatgas Marine Refueling Service Annual Report – Mark Moertl

Mark stated that his business has been working well – no complaints. He buys his gas at Corey Oil in North Lake. Peregrine moved to place the report on file. Seconded by Navin. Carried unanimously.

7. Adjourn

Navin moved to adjourn. Seconded by Garvey. Carried unanimously. ADJOURNED AT 7:35 P.M.

RESPECTFULLY SUBMITTED,

BETTY CALLEN, RECORDING SECRETARY