

**TOWN OF OCONOMOWOC SPECIAL PLAN COMMISSION
MEETING MINUTES
September 6, 2011**

Chairman Kenneth Runyard called the meeting to order at 6:00 pm. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Kenneth Runyard, Terry Largent, Janis Husak, and Cathie Balthazor. Also present included Administrator/Planner Herrmann and Clerk/Treasurer Lesser. See sign-in sheet for additional attendees.

1. **Approve Minutes for August 29, 2011, Special Town Plan Commission Meeting:** The minutes were not available for approval.
2. **Public Comments:** Marilyn Largent W359N5707 Surrey Drive; questioned the significant enlargement of the parking lot being installed at W359N5740 Brown Street. Ms. Largent had concerns about the drainage issue that this may cause and stated that there may be a septic system under where the parking lot is being expanded to.

Administrator/Planner Herrmann stated that the parking lot expansion will be a part of the site plan/plan of operation that will be presented at the September 19, 2011 meeting. At this time there are no permits issued for the expansion.

Richard Backus 5735 Surrey Drive; questioned if a septic system can be placed under a parking lot. Also voiced concerns about police issues at the building.

Administrator/Planner Herrmann stated that it is allowable, but not recommended, and stated that he was not aware of any police issues, but will look into it.

3. **Consider and Act on Variance Request for Kenneth & Jean Riesch Revocable Trust (Owners) Kent Johnson, Agent-for the Construction of a New Detached Garage Located at N56W39186 Lakeview Lane, Oconomowoc, WI:** Chairman Runyard read the notice. William Groskopf stated that Kent Johnson was not able to attend the meeting and that he would be presenting the information. He noted that the garage will be built in the same spot as the current garage, no trees would be removed. Mr. Groskopf stated that the height variance is for the cupola which is just for looks. Commissioner Peregrine moved to recommend the variance from the shore set back and offset but denied the height variance. Commissioner Garvey seconded the motion. Commissioner Balthazor questioned the use of the bunk room. Mr. Groskopf stated that the room could be used for additional sleeping space and that there will be no water servicing the room. Commissioner Balthazor then questioned the safety of using the room for sleeping conditions if cars and gasoline are stored in the garage. It was noted that there will be drywall installed that meets the fire code which is 5/8" drywall. Motion carried by unanimous voice vote.
4. **Consider and Act on Variance Request for Lake Point Family LLC C/O Bill & Mary Ann Hyman (Owners) Kent Johnson, Agent for the Construction of a New Patio Located at N56W34526 Road F, Oconomowoc, WI:** Chairman Runyard read the notice. The Hyman's were in attendance to explain their request as Kent Johnson was not available. Mrs. Hyman stated that the request is because her mother-in-law lives in the granny suite in the lower level and is handicapped. The suite is not accessible by the outside and by adding the additional patio area and sidewalk; it would allow her to live more independently. There were issues with drainage running towards the house and it had to be re-directed and with the additional patio area there would have to be a re-direct of drainage in this area as well. The Hyman's explained the plan as to how it currently is and what their intentions are. Commissioner Peregrine stated that by increasing the patio, it decreases the setback from the lake and the County will not allow

anything to be built less than 75' from the lake; he stated that they would have a very hard time getting approval from the County. Commissioner Peregrine drew on the submitted plan a different patio addition that would offer a better chance at approval from the County. Commissioner Peregrine made a motion to recommend the granting of the variance from the shore land and flood land setbacks limited by the attached drawing showing the moving of the proposed patio away from the lake. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

5. **Consider and Act on Variance Request for Patricia A. Cataldo Trust (Owner) for the Construction of a New Patio Located at W351N5259 Road C, Oconomowoc, WI:** Chairman Runyard read the notice. The petitioners are requesting a variance from the shore land setback, for an addition to their patio. The patio will have the width to match the house and extend 4 feet from the house to tie into the stairs. They are also requesting a variance for an additional 2 feet for the overhang to cover the entrance to the home. They explained that they do not have a garage and the additional overhand will give protection from the elements. Mr. Cataldo explained that along the patio there will not be a retaining wall constructed but a knee wall will be installed, and that the distance from the lake will not change. Commissioner Peregrine made a motion to recommend granting the variance to replace a wood patio with a concrete patio and to enlarge the overhang on the street side of the house an additional 2 feet. Commissioner Navin seconded the motion. Motion carried by a unanimous voice vote.
6. **Consider and Act on Zoning Amendment request of James Chapman, W359 N5740 Brown Street, Oconomowoc, Wisconsin, to amend the district zoning map of the Waukesha County Zoning Code from B-2 Local Business District to B-3 General Business District (conditional) – Property is located at the Brown Street Address cited above:** Chairman Runyard read the notice. Attorney Dean Richards representing James Chapman stated that they had read and agreed with Administrator/Planner Herrmann's letter. Administrator/Planner Herrmann stated that the property will be re-zoned B-3 which would allow this type of operation, and if this operation would leave the building the zoning will revert back to B-2. Commissioner Peregrine made a motion to recommend to the Town Board approval of the zoning change from B-2 to B-3 as set forth in the conditions of the Planner's report dated September 1, 2011. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
7. **Consider and Act on Zoning Amendment request of Irene Boschuetz, N53 W34412 Road Q, Okauchee, Wisconsin to modify a condition of a previous rezoning approval – Property is located immediately south 16/67 bypass and east of Pennsylvania Street:** Chairman Runyard read the notice. Administrator/Planner Herrmann stated that the only issue with the original ordinance from Waukesha County was condition #4 completion of the project. Mrs. Boschuetz is asking for an extension to complete the project. The Commission agreed to allow Mrs. Boschuetz a five year extension, meaning that the project needs to be completed within 5 years. If another extension is required she will have to come back at that time. Commissioner Peregrine made a motion to recommend to the Town Board approval of the 5 year extension to complete the project. Commissioner Largent seconded the motion. Motion carried by a unanimous voice vote.
8. **Adjourn:** Commissioner Peregrine made a motion to adjourn at 6:46 pm. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.