

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING

**August 15, 2011
Meeting Minutes**

Present: Chairman Kenneth Runyard, Commissioners Robert Peregrine, Richard Garvey, James Navin, Terry Largent, Catherine Balthazor, Town Planner Jeffrey Herrmann, approximately 6 citizens.

Chairman Runyard opened the meeting at 7:00 p.m.

1. **Approve Minutes for August 1, 2011, Town Plan Commission Meeting:** Commissioner Peregrine made a motion to approve the minutes with corrections to the last paragraph in item #3. Commissioner Navin seconded the motion. Motion carried unanimously.
2. **Public Comments:** None
3. **Consider and Act on Site Plan/Plan of Operation for Paulo's Pizzeria – N50 W34959 Wisconsin Avenue:** Paul Ochalek explained that he has been operating Paulo's for the past 3 years inside the CITGO gas station in Okauchee and would like to open a sit down restaurant in the building that was recently known as Villa Roma. Paul explained that he would continue to operate within the gas station but only as a take-out and delivery service. Paul also stated that his operating hours would be Monday through Thursday opening at 4:00 p.m. Then on Saturday and Sundays he would like to be open for breakfast. Planner Herrmann stated that in the future Mr. Ochalek's plans are to include an outside eating area in the back of the building; an approximate size would be 16' x 20'. Chairman Runyard asked if he had read the Planner's report and if so, does he agree with the conditions. Mr. Ochalek stated that he did read them and he agreed with the conditions. Commissioner Peregrine made a motion to approve the site plan/plan of operation subject to the Planner's report. Commissioner Largent seconded the motion. Motion carried unanimously.
4. **Consider and Act on Permitting Accessory Building without a Principal Structure for Mark & DeAnn Greulich – W305 N7003 Norwegian Road:** Planner Herrmann explained that there is no home on the property, that this is the old David Robinson property that was approved by the Commission a few meetings back. The property will be used as a horse facility for private use. The horses are currently on the property with no shelter. Mr. Greulich explained that they have 2 houses to sell and once that has been completed they will build a home on the property, with hope that this will be completed by spring of 2012. Mrs. Greulich explained that it would be safer for the animals to have the shelter, and they plan on installing a security system that would allow them to oversee the property from their computer or phone when away from the property, but they also have a neighbor who they have talked with about watching the property as well, and could provide name, phone number and email address to the Town. Planner Herrmann asked Mrs. Greulich to submit that information to the recording secretary for the police department in case of an emergency. Commissioner Peregrine made a motion to approve the accessory building without a primary residence. Commissioner Navin seconded the motion. Motion carried unanimously.
5. **Consider and Act on Number of Accessory Buildings for Sue Bennett; W347 N5920 Lake Drive, Oconomowoc, Wisconsin:** Planner Herrmann stated that this request has already been approved by the commission, but due to the tearing down of a building which would reduce the number down to 2, even if it's only temporary, and then rebuilding the third one requires

additional approval as part of the variance. Commissioner Peregrine made a motion to approve three (3) accessory buildings. Commissioner Garvey seconded the motion. Motion carried unanimously.

6. Consider and Act on Site Plan/Plan of Operation status for Okauchee Mystery Bar, LLC D/B/A Foolery's Liquid Therapy - Limiting Hours of Usage on Outside Deck - N52

W35091 Lake Drive: Planner Herrmann explained that during the meeting that was held with Tony Foss on August 9th it was explained that some of the problems that were occurring at the business were due to the manager Tom Everett and his way of doing things. Tony Foss stated that Tom Everett has been removed from the business, and that he (Foss) will be managing the property from now on. Tony explained that there is an outside bar on the deck and that will be closed at 10:00 p.m. on weekends and not open during the week. Tony also stated that he talked with Chief Wallis and Jeff Herrmann about ideas on eliminating the noise. One step that is being taken with the entrances, there are 3, at one is handicap accessible and is not used at all, so the security guard that normally would be there controlling the customers would now be placed on the deck to help keep the noise level down. One issue was that when Everett (Tom) would instruct the employees to not cooperate with the police officer, which is going to change as well. A staff meeting has already taken place and the staff has been informed that they are to cooperate with the police at all times. At closing time, there will be 2 people on the deck and in the parking lot maintaining cooperation with keeping the noise level down and to keep people moving. A neighbor Pat Celek stated that she lives on Road C and she has tried to contact the bar by telephone and the noise is so loud that the person answering the phone at the bar cannot hear, nor could she hear them. Ms. Celek stated that this past Friday there was an incident that the police were at the bar for at least 30 minutes, she was unsure of what the issue was. Tony Foss explained that the previous manager felt that it was bad "PR" to call the police, and with the changes that are being made the police are going to be called more often, and it may not be for anything serious, it could be just to maintain peace. Commissioner Balthazor questioned Mr. Foss on the clientele that he is trying to attract, because at the one time that she visited the establishment she felt that the attire that the waitress was wearing could be sending out the wrong message. Mr. Foss explained that they want to be a family orientated business during the business hours and that at 10:00 p.m. the clientele would be more for the adult. Commissioner Peregrine stated that the Commission doesn't get complaints about the other bars and he hopes that with the changes being made that it improves and we'll see what results will come out of it.

7. Adjourn: Commissioner Peregrine made a motion to adjourn at 7:25 p.m. Commissioner Navin seconded the motion. Motion carried unanimously.

Respectfully submitted,

Jo Ann Lesser, WCMC

Clerk/Treasurer