

TOWN OF OCONOMOWOC

PLAN COMMISSION

OCTOBER 3, 2011

Present: Chairman Runyard, Commissioners Navin, Garvey, Peregrine, Largent, Husak, Balthazor, Town Planner Herrmann, 4 citizens.

Chairman Runyard opened the Plan Commission meeting at 6:00 p.m.

AGENDA

1. Approve minutes for September 19, 2011 Town Plan Commission meeting.

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

2. Public comments: none

3. Consider and act on Site Plan/Plan of Operation for Mapleton Community Center Pavilion – N87 W35490 Mapleton Road

Jeff described the proposed pavilion, along with colors. The ceiling will be an off-white so as not to show dirt. There will be handicap accessible bathrooms, both men and women, closet for mops, countertops with plugs to accommodate electric roasters etc., a drinking water fountain, new well and septic, metal roof. Garvey stated that 10 years ago he wanted to plant trees and upon hearing this, a Lutheran society wanted to donate money for trees and wild flowers. After that Supervisor Koepke picked up the ball. Garvey moved to approve the Site Plan/Plan of Operation to construct a 40 ft x 64 ft pavilion at the Mapleton Community Center as it is detailed in the attached summary which will include type of construction, hours of operation, employees, signage and lighting. Seconded by Navin. Carried unanimously.

4. Consider and act on variance request of Paul and Elizabeth Keppeler to raise an existing residence and construct a new single family residence – W383 N6151 Sandbeach Road.

Jeff Horwath explained the plans for the proposed residence. Evidently water has been coming into the crawl space along with other problems. The plan is to raze the house. The lot is 1.5 acres. The old house was 64 ft from the lake; the new one will be 76 ft from the lake. There were 3 soil boring tests done in 3 different locations and the recommendation was to go one foot higher than the estimated seasonal high ground water.

Peregrine moved to recommend to the Board of Adjustment that the variances from the shore setback, floodplain setback and conservancy setback be granted. This is an unusual lot with the lake on one side and a canal on the other. The house will be set back farther from the lake than the previous house. We would also like that the Board of Adjustment to be informed that a swale will be constructed between the new house and the neighbor's house to prevent ground water runoff onto the neighbor's property. Seconded by Navin. Carried unanimously.

5. Consider and act on variance request of Madlyn Campione to remove an existing deck and stairs and construct a new patio and stairs – N53 W34513 Road Q

Madllyn stated that her present stairs and deck are dangerous – people have fallen due to loose boards and nails protruding. The proposed patio will be on the ground, and slightly smaller than the current deck and will be laid with paver blocks.

Peregrine moved to recommend to the Board of Adjustment that it grant the variance from the shore setback and floodplain setback for replacement of the present deck with a paver block according to the plans and specifications provided by the petitioner. This will be farther away from the lake. Seconded by Navin. Carried unanimously.

6. Adjourn

Peregrine moved to adjourn. Seconded by Navin. Carried unanimously. Adjourned at 6:30 p.m.

Respectfully submitted,

Betty Callen, Recording Secretary