

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING

Meeting Minutes
November 7, 2011

Acting Chairman Robert Peregrine called the Public Hearing to order at 7:14 pm to consider the Conditional Use Request of the Town of Oconomowoc, W359N6812 Brown Street for Land Altering Activities in conjunction with the removal of the Monterey Mill Dam and replacement of the Mill Street Bridge. The property is located at the intersection of Mill Street and the Ashippun River. As recommended by Administrator/Planner Jeff Herrmann the public hearing was adjourned to January 16, 2012 at 7:00 pm. Herrmann stated that the Town Board is continuing efforts to look into funding for the replacement of the dam. Commissioner Navin made a motion to adjourn the public hearing to January 16, 2012 at 7:00 pm. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, Janis Husak, and Cathy Balthazor. Absent was Chairman Kenneth Runyard. Also in attendance included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser. Please see attached sign in sheet for others that attended the meeting.

1. Approve Minutes for October 17, 2011 Town Plan Commission Meeting: Commissioner Navin made a motion to approve the minutes as presented. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments: Ann Corning stated that the people on Ashippun Lake are still interested in the Monterey Dam issue and would like to be kept informed of what is going on. If the issue keeps getting delayed how will they know when they should attend a meeting? Administrator/Planner Herrmann stated that they can call the town hall and he would be happy to answer any questions that the residents may have. That on January 16, 2012 is an important date for them to be aware of and attend that meeting; a decision should be made at that time.
3. Consider and Act on Site Plan/Plan of Operation for Dan Gruling to operate a pallet repair and the sale of recycle wood products – W395 N5656 Frontier Road: Mr. Gruling explained to the commission that the nature of the business is to take in pallets and repair them or make mulch out of them if they are not repairable. They service the Oconomowoc and Ixonia area. The reason for the relocate was because they grew out of their previous location on Rock Vale Road. Mr. Gruling stated that they are trying to become compliant with the town, and the fire inspector needs to come in and take a look at their fire alarm system, and they have an appointment with the City to get that completed. Commissioner Navin made a motion to approve the site plan/plan of operation as recommended by the Town Planner's report dated November 1, 2011 and the Waukesha County Department of Parks and Land Use letter dated September 26, 2011. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on Change of Ownership for Auto Connectionz – N56 W39413 Wisconsin Avenue: Administrator/Planner Herrmann stated that this property is owned by RJ Manders and will continue to be owned by him but the business Auto Connectionz was sold and will be operated the same, nothing is changing. Commissioner James Navin made a motion to approve the change of business ownership. Commissioner Terry Largent seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act on Signage change for Schwefel's Restaurant – N58 W39877 Wisconsin Avenue: Administrator/Planner Herrmann stated that the sign will be the same as the previous

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one, just replacing it due to the condition. Commissioner Husak made a motion to approve the replacement of the sign for Schwefel's Restaurant. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

6. Consider and Act on Site Plan/Plan of Operation for Kevin Kerstein to operate a retail sporting goods store – W359 N5828 Brown Street: Mr. Kerstein informed the Commissioner's that they will not be doing any manufacturing on the premise, which will be conducted at their shop in Lake Mills. The plan is to conduct safety classes for conceal carry and home defense; service the hunters in the area. Buy and sell guns, no ammunition will be manufactured on the premise nor will there be any discharging of firearms on the property. They will be occupying units 3 & 4 of the building which houses 5 units all together. Commissioner Garvey made a motion to approve the site plan/plan of operation subject to the Planner's report dated November 1, 2011. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
7. Consider and Act on Variance for Kenneth Witzig to allow a boathouse to remain after a land transfer takes place – W352 N6460 Road J: Mr. Witzig stated that his plan is to remove three (3) structures on the property and transfer a small portion of his property to his neighbor McGarry. The three (3) structures consist of a garbage shed, a bath house and a residential home. The variance request is for the boathouse which is a dry boathouse. To have the boathouse he needs to have 15,000 square feet of property, by transferring the property to his neighbor his lot is reduced to 12,428 square feet. It was noted that a certified survey map will need to be completed to transfer the land. Commissioner Navin made a motion to recommend to the Waukesha Board of Adjustment to move the lot line and transfer the property to the neighbor remove the garbage shed, bath house and the residential home and to allow the boathouse to remain. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
8. Consider and Act on Variance and Special Exception for Ricky & Beth Steiner to remodel and renovate the existing residence – N57 W34488 Nickels Point Road: Mr. Steiner explained that he purchased the property in late October; the house is structurally sound but just wants to renovate it. They are not planning on changing anything to the inside. Mr. Steiner plans to make this a livable property. There is a plan to add a summer screened porch on the west side of the home but it does not extend farther than the house. Mr. Steiner also would like to remove a outhouse shed from the property. Commissioner Navin made a motion to approve recommending to the Waukesha County Board of Adjustment that the Steiner's be allowed to remodel the home and add a screen porch, and to remove the existing shed to provide more green space on the property. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
9. Consider and Act on Variance for Karen & Greg Wilkey to replace a shed with a boathouse – W343 N6369 Bayview Road: Steve Sobieski presented to the Commissioner's the plan that the Wilkey's would like to complete on their recently purchased property. Mr. Sobieski stated that the retaining walls are in disrepair, they would like to repair them and build a boathouse which required the variance. The plan would include building a boathouse to house one (1) boat, repair the retaining walls, and remove a shed on the property. Because of the request to encroach on the setbacks of the side yard the boathouse could impact a white oak on the neighbor's property. A letter was submitted from an arborist that stated that there would be minimal impact to the tree. The Wilkey's also have a white oak that could be affected by the building of the boathouse. Commissioner Navin asked how far from the lot line would the boathouse be. Mr. Sobieski stated that it would be fourteen (14) feet. Mark and Maggie Smith; W347N6325 S Bayview Road was present to discuss their concerns of the impact on the tree and their view of

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the lake. Commissioner Peregrine stated that there is a sixteen (16) foot grade drop from the house to the lake where the boathouse would be built, and doesn't feel that the view would be obstructed. Mr. Smith submitted a letter from an arborist stating that white oak's are very sensitive trees and feels that the landscaping will affect the tree. In the report from the Wilkey's arborist noted that the landscaping should remain outside thirty (30) feet from the center of the neighbor's tree. Mr. Smith's letter states that the landscaping should remain twenty (20) feet from the lot line. Commissioner Garvey made a motion to approve recommending to the Waukesha County Board of Adjustment that the landscapers stay thirty (30) feet from the tree on the Smith's property. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

10. Commissioner Husak made a motion to adjourn at 8:05 pm and seconded by Commissioner Garvey. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC