

# TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

June 4, 2012

Chairman Kenneth Runyard called the public hearing to order at 7:00 pm. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, and Janis Husak. Catherine Balthazor was absent. Also present included Administrator/Planner Jeffrey Herrmann, Waukesha County Planner my Barrows, and Clerk/Treasurer Jo Ann Lesser. For additional attendees please see the sign-in sheet. Chairman Runyard read the public hearing notice to consider a request from George & Doralise Kaun, N87 W34757 Mapleton Road, Oconomowoc, for a Conditional Use Permit to allow outdoor and indoor commercial storage of vehicles, boats, recreational vehicles, etc. on property located in the NW ¼ of Section 12, in the Town of Oconomowoc: Amy Barrows stated that the property is located south of County CW and west of Townline Road. The property is currently zoned A5, agricultural preservation. The Kaun's are requesting an unspecified conditional use for indoor and outdoor storage. They currently have four buildings on the property and the new building will be 72' X 180' approximately 12,960 square feet. George Kaun stated that the storage is 95% boats. Customers drop off the boat in the driveway and they drive away. The volume of vehicles is 135 to 140 boats, maybe 10 recreational vehicles or less. Trailers sit outside until the buildings are emptied of boats then the trailers are parked inside. There may be 3 or 4 trailers with snowmobiles during the summer that get stored in the building. Mr. Kaun stated that he's been storing boats for approximately 20 years. Amy Barrows stated that the reason this has all come about was because Mr. Kaun came to the County to get a building permit. Mr. Kaun stated that outside storage will be greatly reduced with the additional building.

Chairman Runyard asked if there were any comments: Tom Morgan of N88W34800 Mapleton Road stated that he has lived in his home for 15 years. The property is immaculate and you don't even know the operation is there.

Doris Butina of N87W34781 Mapleton Road stated that the operation does not bother her or her family, you don't see anything from the road and that the buildings are maintained.

Robert Miller of N68W35460 Highway K stated the property is neat and clean and the operation does not hurt anyone.

Amy Barrows stated that the operation may be required to get state approved plans, Mr. Kaun should check with the building inspector. Then there was concern about insurance. Mr. Kaun stated that he has liability insurance but does not insure the personal items inside the buildings. Amy Barrows informed the Commissioner's that they will be considering the number of accessory buildings and that it does require a special exception F.A.R. She informed the members that building is not going to be used for agricultural use and that the new building along with the others will result in nearly 40,000 square feet of accessory buildings. Chairman Runyard closed the public hearing at 7:17 pm.

1. Approve Minutes for May 21, 2012 Town Plan Commission Meeting: Commissioner Peregrine made a motion to approve the May 21, 2012 minutes as presented. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments: None
3. Consider and Act on Conditional Use Permit for George & Doralise Kaun, N87 W34757 Mapleton Road, Oconomowoc, for a Conditional Use Permit to allow outdoor and indoor commercial storage of vehicles, boats, recreational vehicles, etc. on property located in the NW ¼ of Section 12, in the Town of Oconomowoc: Administrator/Planner Herrmann stated that the Town of Genesee has been approving these subject to the provisions made by the planner, then they have to come back. Commissioner Peregrine stated that the conditional use should not be transferable. Commissioner Peregrine made a motion to approve the conditional use permit subject to receiving conditions from the planner at a future meeting and provided that the conditional use not be transferable. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on Variance request of Patrick and Phyllis Agnew, W359 N8470 Brown Street, Oconomowoc, Wisconsin to allow a hay shed to remain in its current location and to construct an addition onto the existing home for an indoor pool, in Section 11, in the Town of Oconomowoc: Pat Agnew stated that when the shed was built they had done it over the lot line. It was stated that Mr. Agnew should have a CSM done to move the lot- line to get the shed on one property. Mr. Agnew stated that the banks won't loan money for too large of a property. When the home was built in 1990, they had to create a smaller lot just to borrow the money and a deed restriction was crated that the two lots cannot be sold without the farm. Commissioner Peregrine made a motion to recommend to Waukesha County to approve the variance, the encroachment is minimal; include the variance for the size of the lot at 1 1/3 acres with the addition on the house. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act on Variance request of Carol & Scott Kossoris, 3044 W. Briarwood Drive, Franklin, Wisconsin to allow removal of the existing residence and construction of a new single-family home with an attached garage, deck and associated retaining walls. The property is located in the NE ¼ of Section 36 at N52 W34253 Gietzen Drive: Mrs. Kossoris stated that they are currently 28' from the lake; the lot is 115' deep. They would like to push back as far as they can and that the front of the new home will be where the back of the existing home is now. Mrs. Kossoris stated that they are being required to maintain 20' between the pavement and the lot. Administrator/Planner Herrmann stated that he has concerns with landscaping along lot lines. Commissioner Peregrine motioned to recommend to Waukesha Board of Adjustment removal of the existing home and the building of the new home. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
6. Consider and Act on Variance request of Mary Dee Warzyn, W362 N7489 North Shore Drive, Oconomowoc, Wisconsin to permit an extension of the upper deck on the residence to match the existing lower deck and enclosure of the lower deck to create a screen porch. The property is located in the SE ¼ of Section 15 in the Town of Oconomowoc: Ms. Warzyn stated that they want to make a second story deck on the top of the existing first

floor deck, using the same foot print, and they want to enclose the first floor deck as a screen porch. Commissioner Peregrine made a motion to recommend to Waukesha Board of Adjustment approval of the variance for the creation of the second floor deck as long as it does not extend closer to the lake. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.

7. Consider and Act on Site Plan/Plan of Operation 7-Eleven Inc., N49 W35964 Wisconsin Avenue located in the SW  $\frac{1}{4}$  of Section 35, in the Town of Oconomowoc:  
Administrator/Planner Herrmann stated that the property was sold to 7-Eleven, Inc and the operation will remain the same just some minor changes to the sign and building.  
Commissioner Peregrine made a motion to approve the site plan/plan of operation and that 7-Eleven accept the conditional use terms in writing. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
8. Adjourn: Commissioner Husak made a motion to adjourn at 7:41 pm, seconded by Commissioner Navin. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC  
Clerk/Treasurer