

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

August 20, 2012

Chairman Kenneth Runyard called the meeting to order at 7:00 pm. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, and Catherine Balthazor. Also present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser. Please see attached sign-in sheet for additional attendees.

Chairman Runyard called the Adjourned Joint Public Hearing to consider the Conditional Use Permit request (SCU-1564) of **Michael Bertrand, Comfort Investments LLC, N52 W35002 Lake Drive, Okauchee, WI 53069**, to complete land altering activities in association with revised parking, an additional egress drive onto Lake Drive, and to improve the view of Okauchee Lake. The petitioner is also requesting to maintain the existing marina and potentially increase the number of mooring spaces that was approved as part of the Conditional Use Permit that is proposed to be terminated (SCU-200T). Lot 30, Point Comfort Subdivision, located in parts of Section 35 and 36, T8N, R17E, Town of Oconomowoc, Waukesha County. More specifically, the property is located at N52 W35002 Lake Drive.

Amy Barrows of the Waukesha County Parks and Planning Department stated that Mike Bertrand submitted a revised grading plan on the 16th of August.

Mike Bertrand stated that the main purpose was to expose the lake to the people dining, the retaining wall starts at 0" and ascends to 7' in height and people can't see the lake until they are on the bridge. Mr. Bertrand stated that he wanted to be on the lake and invested heavily for that purpose. The second purpose was to make an egress onto lake drive granting more parking.

Amy Barrows stated that the WDNR requires a permit when 10,000 feet or more is disturbed and Mr. Bertrand will only be disturbing 7,400 feet, incidentally cutting 5 feet of area, which will include removing the majority of the retaining wall at the road. The foyer is at an elevation of 9.01 and is proposing it cut to 8.98 with steps on the west side allowing the ADA accessibility entrance to be on the east side.

Administrator/Planner Herrmann stated that everyone received a copy of the letter from the Town Engineer. Herrmann also stated that Public Works Superintendent Owen Salzman was asked about the additional approach but did not want to make a decision without some advisement from the Town Board. Herrmann stated that 10' of the retaining wall is located on Town property, and the egress would be 30' from the property line.

Commissioner Peregrine questioned Mike Bertrand if the westerly entrance was needed and Mr. Bertrand responded yes. Commissioner Peregrine suggested that the western side of the current entrance be closed to allow for the new egress, changing the parking pattern and Mike Bertrand stated that the option is possible.

Dean Richards voiced concerns about the amount of time that was allotted for viewing the submitted plans.

Roland Morrison voiced concerns about the current conditional use that is in place not being in compliance and passed out a letter to the commission.

Peter Puestow discussed concerns he had about the employee parking and that the property is not being used as described in the conditional use permit.

Mary Voelker submitted a letter to Amy Barrows, which Ms. Barrows read for those in attendance.

Brett Milie was concerned about lights from cars shining at homes on Road B and does not want this to happen.

Bob Sokolowicz voiced his concerns about the Road B residents.

Mike Bertrand stated that the only change was to the grading plan. The employees do not park in the designated area as much as they should. The screening on the south side of the property was in the plan but when the sewers went in that changed. The property is currently 21' above the lake level and once the grading is complete it will still be 17' above the lake. The landscape plan has not been completed, he was holding off on that until he knew for sure what was going to be allowed.

Commissioner Peregrine stated that there is no definitive plan to act on and the Commissioner's know they have to have a compatible plan for all involved. Corrections need to be done to the current conditional use before a new one can be approved.

Amy Barrows stated that the new parking will provide a green space on the south end.

Mike Bertrand stated that the excavated material would be picked up by companies like Payne & Dolan or Wolf Paving. Drainage will be divided between the road and the lake.

Administrator/Planner Herrmann stated that he suggests the Plan Commission adjourn to a later date, possibly November 19th to allow for everyone to review the plans and get some questions answered.

Amy Barrows stated that there is a violation of the parking and landscaping as well as the deck and patio. Ms. Barrows would like Mr. Salzman and the Town to approve or deny the egress, and that an extension of the conditional use is needed.

Mr. Bertrand stated that he needs a weather break for the entrance to the building and Commissioner Peregrine stated that he did get approval for the foyer.

Commissioner Peregrine made a motion to adjourn the public hearing until December 3, 2012 at 7:00 pm. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Chairman Runyard closed the public hearing at 8:19 pm.

AGENDA

1. Approve Minutes for August 6, 2012 Town Plan Commission Meeting: Commissioner Peregrine made a motion to approve the meeting 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 request (SCU-1564) of Michael Bertrand, Comfort Investments LLC, N52 W35002 Lake Drive, Okauchee, WI 53069, to complete land altering activities in association with revised parking, an additional egress drive onto Lake Drive, and to

improve the view of Okauchee Lake. The petitioner is also requesting to maintain the existing marina and potentially increase the number of mooring spaces that was approved as part of the Conditional Use Permit that is proposed to be terminated (SCU-200T) N52 W35002 Lake Drive: This item as adjourned to December 3, 2012.

4. Consider and Act on Site Plan/Plan of Operation for Modern Arms for a retail firearms internet business on property located at N51 W34917 Wisconsin Avenue: Clerk/Treasurer Lesser stated that a letter from the property owner stating the petitioner is no longer requesting the site plan/plan of operation be approved.
5. Consider and Act on Renewal of Conditional Use for Roy Innis to operate a small engine repair and maintenance business from an existing detached garage. W379N5736 N. Lake Road: Administrator/Planner Herrmann stated that there have been no complaints about the business and that all that is needed is an approval by the commission to renew the conditional use. Commissioner Navin made a motion to approve the one year conditional use permit for Roy Innis. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

Administrator/Planner Herrmann stated that there will be no plan commission meeting on September 4, 2012 due to Labor Day, but that there may be one scheduled later that week due to some variance requests.

6. Adjourn: Commissioner Navin made a motion to adjourn at 8:23 pm, seconded by Commissioner Peregrine. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC
Clerk/Treasurer