

# TOWN OF OCONOMOWOC

## PLAN COMMISSION MEETING MINUTES

June 3, 2013

Chairman Ruynard called the meeting to order at 6:30 pm. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, and Janis Husak. Cathie Balthazor was absent. Also in attendance were Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser. See attached sign-in sheet for others that may have attended.

1. Approve Minutes for May 6, 2013, Town Plan Commission Meeting: Commissioner Peregrine made a motion to approve the May 6, 2013 meeting minutes as presented. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

2. Public Comments: None

Administrator/Planner Herrmann stated that a letter was received from Michael Bertrand late today requesting a 30 day extension of the Conditional Use Permit for increasing the number of mooring spaces, the termination of the Conditional Use for Comfort Investments and the site plan/plan of operation. Items #5, 11 & 12 will not be discussed this evening as well as the public hearing portion will be delayed until June 17, 2013 at 7:00 pm.

3. Consider and Act on Site Plan/Plan of Operation for AT&T Mobility (Tower Tenant), c/o NTP Wireless, 4619 N. Ravenswood, Suite 301, Chicago, Illinois on property described as part of the NW ¼ of Section 31, T8N, R17E, Town of Oconomowoc and located at W394 N5313 Reddelein Road: Administrator/Planner Herrmann stated that the request is to complete upgrades to the existing antennas, Herrmann also explained that the owner of the property Margaret Hrabosky has concerns of items of the tenants lying outside of the leased area and would like that cleaned up and stated as part of the approval. Commissioner Husak made a motion to recommend approval of the site plan/plan of operation for AT&T Mobility to complete the upgrades contingent upon the items outside of the leased area be cleaned up prior to installation. Commissioner Peregrine seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on amendment to Site Plan/Plan of Operation for Premold Corp., W395 N5657 Frontier Road, Oconomowoc, Wisconsin to allow the installation of a fence on property described as Lot 2 Certified Survey Map No. 8786, being a part of the SW ¼ of Section 30, in the Town of Oconomowoc: Ken Schwietz representing Premold stated that the fence is strictly to keep pedestrian and vehicle traffic out of the area, it is just a border fence 6 feet in height. Commissioner Peregrine made a motion to grant the petitioner's request for a 200-250 foot length, 6 foot high border fence along the west property line. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act on Site Plan/Plan of Operation for Paz's Enterprises, LLC, d.b.a. Paz's Point Comfort, in the Town of Oconomowoc, located at N52W35002 Lake Drive: No discussion or decision at this time, this item has been rescheduled for June 17, 2013.
6. Consider and Act on Variance request of Duane & Suzanne Berghauer to permit additions to roof over a stoop and the addition of an interior doorway at W347 N6134 Road I: It was noted that the footprint was not changing. Commissioner Peregrine made a motion to recommend to Waukesha County Board of Adjustment approval of the stoop roof additions and the addition of the interior doorway. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
7. Consider and Act on Variance request of Andres Lezama & Lindsey Hensel to permit them to repair the foundation without complying with the floodproofing standards of the C-1 (EFD) Existing Floodplain Development District at N60 W38390 Hawthorne Drive: Ms. Hensel stated that while doing some bathroom remodel work they found unhidden damage to the foundation of the house and they want to repair it but needs the variance request because the house is in the floodplain. Commissioner Peregrine made a motion to recommend to the Waukesha County Board of Adjustment that they grant the variance

request and that the Hensel's do not have to comply with the existing floodplain development district. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

8. Consider and Act on Variance and Special Exception request of Steven & Andrea St. Thomas to remodel the second floor and kitchen/lake room, add a screen porch with a balcony above adding a patio and a "Bris Solei" (a louvered sun-shading structure) over a window at W347 n6066 Road I: Steve St. Thomas stated that the lot is non-conforming on the north lot line. Mr. St. Thomas stated that the footprint of the home is not being altered it will remain the same. Commissioner Peregrine made a motion to recommend to the Waukesha County Board of Adjustment approval of the variance request; it is basically interior work with the exception of the louver on the window. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.
9. Consider and Act on Okauchee Lake Yacht Club and Sailing School events for 2013: Tim Kay was present and stated that he had submitted the calendar of events for 2013 and he supplied the certificate of liability as well. Commissioner Husak made a motion to approve the activities of the Okauchee Lake Yacht Club and Sailing School events for 2013. Commissioner Navin seconded the motion. Motion carried by a unanimous voice vote.
10. Consider and Act on Amendment to Site Plan/Plan of Operation for Mapleton Community Center to Enlarge the Parking Area: Administrator/Planner Herrmann stated that the committee has been working on the site, the back end of the parking area will be paved this year and the front parking area will be renovated this year with paving to be completed next year. Commissioner Peregrine made a motion to amend the site plan/plan of operation. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.

At 7:00 pm Chairman Runyard called the public hearing to order for Becky Faherty. Amy Barrows of the Waukesha County Land and Plan Use Department was present.

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 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.

Joint Public Hearing to consider the Zoning Amendment request of **Becky Faherty, 29 S. Main Street, Oconomowoc, Wisconsin** to amend the district zoning map of the Waukesha County Shoreland and Floodland Protection Ordinance from R-2 Residential District, requiring a minimum lot size of 30,000 square feet to R-3 Residential District, requiring a minimum lot size of 20,000 square feet on properties (OCOT 0533.994, OCOT 0533.995, OCOT 0533.996) owned by Marion McClure, W351 N6031 Bauer's Lane, Oconomowoc, Wisconsin and described as Part of the NE ¼ of Section 26, Town of Oconomowoc: Ms. Barrows stated that the request is to change the current zone of the property from R-2 to R-3. The R-2 requires 30,000 square feet of density, where the R-3 allows 20,000 square feet of density and 120 feet width. Ms. Barrows stated that the lots are relatively flat. The rezoning is for 3 of the 4 lots, and lot 4 meets the R-2 requirements and will not be seeking the change. Chairman Runyard asked if there were any other comments from anyone wishing to comment. After hearing nothing, closed the public hearing at 7:07 pm.

11. Consider the Conditional Use Permit request (**SCU-1564**) of **Michael Bertrand, Comfort Investments LLC, N52 W35002 Lake Drive, Okauchee, WI 53069**, 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: No discussion or decision at this time, this item has been rescheduled for June 17, 2013.
12. Consider and Act on terminating the Conditional Use Permit (**SCU-200T**) for **Michael Bertrand, Comfort Investments LLC, N52 W35002 Lake Drive, Okauchee, WI 53069** that was previously issued to allow the continued operation of a legal nonconforming use, more specifically, a tavern, restaurant and apartment. The petitioner is proposing to terminate the Conditional Use Permit since the property was

rezoned to a business district, which accommodates such uses without the need of a Conditional Use Permit - N52 W35002 Lake Drive: No discussion or decision at this time, this item has been rescheduled for June 17, 2013.

13. Consider and Act on Zoning Amendment request **Becky Faherty, 29 S. Main Street, Oconomowoc, Wisconsin** to amend the district zoning map of the Waukesha County Shoreland and Floodland Protection Ordinance from R-2 Residential District, requiring a minimum lot size of 30,000 square feet to R-3 Residential District, requiring a minimum lot size of 20,000 square feet on properties (OCOT 0533.994, OCOT 0533.995, OCOT 0533.996) owned by Marion McClure, W351 N6031 Bauer's Lane, Oconomowoc, Wisconsin and described as Part of the NE ¼ of Section 26, T8N, R17E, Town of Oconomowoc: Commissioner Peregrine made a motion to recommend to the Town Board that the request to rezone the 3 lots owned by Marion McClure from R-2 to R-3 be approved. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
14. Adjourn: Commissioner Husak made a motion to adjourn at 7:11 pm, seconded by Commissioner Navin. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC  
Clerk/Treasurer