

# TOWN OF OCONOMOWOC

## PLAN COMMISSION MEETING MINUTES

August 19, 2013

Chairman Runyard called the meeting to order at 6:35 PM. Commissioners present included James Navin, Richard Garvey, Robert Peregrine, Terry Largent, Janis Husak, and Cathie Balthazor. Also in attendance was Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Jo Ann Lesser, see attached sign-in sheet for additional attendees.

1. Approve Minutes for August 5, 2013, Town Plan Commission Meeting:  
Commissioner Peregrine made a motion to approve the August 5, 2013 meeting minutes with corrections. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
2. Public Comments: Mary Voelker of Lake Drive stated that she was at the meeting to show her support of the request made by Jose Paz to offer breakfast at his restaurant. Roland Morrison of Lake Drive also stated that his was present to show his support for Jose Paz.
3. Consider and Act on Site Plan/Plan of Operation for Enterprise Rent – A - Car, S17W22650 Lincoln Avenue, Waukesha, WI to operate a rental car business on property located at W359 N5920 Brown Street, in the Town of Oconomowoc: It was noted that a 3,000 gallon tank will be housed behind the building, that there will be no more than 5 cars on the site at any given time. Commissioner Peregrine asked if the planner's report was read and if there were any questions by the petitioners. After hearing none, Commissioner Peregrine made a motion to amend the planner's report to include the 3,000 gallon tank and recommend to Waukesha County approval of the site plan/plan of operation. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on Site Plan/Plan of Operation for Aqua Care Services, N57W39785 West Wisconsin Avenue, Oconomowoc, WI to construct a 50 ft. x 80 ft. cold storage building for the existing business on property located at N57W39785 West Wisconsin Avenue, in the Town of Oconomowoc: Jim Mc Bride of Cleary Buildings stated that the addition would give the operation another 4,000 square feet, there will be no heat, sewer or water to this area. This will allow for things that are currently outside to be stored inside. This will not create any added business, it's for storage only. Commissioner Peregrine made a motion to recommend approval of the site plan/plan of operation to Waukesha County subject to the planner's report dated August 14, 2013. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act on Certified Survey Map for Terry & Deborah Kultgen, 8822 Shadowood Trail, Racine, Wisconsin to combine Lots 14 & 15 in the Amended Plat of Oakdale into one (1) larger parcel on property located at N64 W35079 Road J: It was noted that the current home straddles two lots and the wish of

the owner's is to combine the two lots into one and raze the current home and build a new one. The CSM presented for recommendation is for combining the two lots. Administrator/Planner Herrmann stated that he has no issues and that this is a normal process for two substandard lots. Commissioner Peregrine made a motion to recommend approval to the Town Board subject to the planner's report dated August 13, 2013. Commissioner Largent seconded the motion. Motion carried by unanimous voice vote.

6. Consider and Act on Site Plan/Plan of Operation for La Belle Automotive, N56W39413 West Wisconsin Avenue, Oconomowoc, WI to operate a pre-owned vehicle sales, auto repair and auto detailing business formerly known as Auto Connectionz: Joe Dunn stated that the request is to allow for a name change, nothing within the operation is changing. Signs will have to be changed to the new name but the sign dimensions will remain the same. Commissioner Peregrine made a motion to recommend to Waukesha County approval of the site plan/plan of operation for the name change subject to the planner's report. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.
7. Consider and Act on Site Plan/Plan of Operation for Vintique Rentals, PO Box 172, North Lake, WI to operate a retail rental business on property located at W359N5920 Brown Street, in the Town of Oconomowoc: Kevin Kane stated that he is looking to locate within the town, most of his business is web based and would allow for customers to pick up the items that they have rented and then to drop off them off when finished. On site business would be by appointment only. The planner's report was changed to reflect hours of operation would approximately be Sunday through Saturday 8 am to 8 pm and would have 3 employees. Commissioner Peregrine made a motion to recommend approval of the site plan/plan of operation to Waukesha County subject to the amended planner's report. Commissioner Husak seconded the motion. Motion carried by unanimous voice vote.
8. Consider and Act on amendment for the Site Plan/Plan of Operation for Jose Paz, Paz Point Comfort, located at N52W3500 2 Lake Drive, in the Town of Oconomowoc: Jose Paz stated that he would like to offer breakfast as part of the services at the restaurant, only Saturday and Sunday at this time. Commissioner Peregrine made a motion to recommend approval to Waukesha County the site plan/plan of operation amendments as proposed. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
9. Adjourn: Commissioner Peregrine made a motion to adjourn at 7:00 pm, Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

Respectfully submitted,

Jo Ann Lesser, WCMC  
Clerk/Treasurer