

TOWN OF OCONOMOWOC PLAN COMMISSION MEETING MINUTES

March 3, 2014

Chairman Peregrine called the public hearing to order at 7:00 pm. Commissioner's present included James, Navin, Richard Garvey, Cathie Balthazor and Kenneth Runyard. Commissioner Janis Husak and Linda Bergmann were absent. Other present included Administrator/Planner Jeffrey Herrmann and Clerk/Treasurer Lori Opitz. For additional attendees please see attached sign-in sheet.

Chairman Peregrine read the following notice: Conditional Use request of Norm & Ann Greeb to permit Land Altering Activities associated with the construction of a driveway, which includes the filling of wetlands – N51 W34300 Park Bay Road. -

Amy Barrows of Waukesha County stated the proposed driveway construction and wetland fill are located on the property owned by Norman and Ann Greeb and is zoned R3 – C1 Conservancy and is considered low density residential. Ms. Barrows also stated Mr. & Mrs. Greeb do have permits from the DNR and the Army Corp. and both have stated there are poor wetlands on the property and the DNR has no problem with the conditional use permit. Ms. Barrows also stated some land altering activities associated with the project would also occur on the adjacent property to the southeast, Lot 18, and that owner in an e-mail stated, no trees may be removed other than those they have marked and no construction debris, stone, crushed stone, or any other fill materials may be stored or left on any portion of lot 18 without permission and any tracks, gouges, ruts or other damage left on lot 18 by construction must be repaired and reseeded upon completion and is also asking that before any work begins that he receives certificates of insurance from all contractors and subcontractors.

Rob Davy of Lake Country Engineering, 970 S. Silver Lake Street, Oconomowoc, Mr. & Mrs. Greeb's agent, stated he looked at various options for this project, such as putting in a bridge, but the cost would be \$90,000 and would be too costly to the property; when property the owners are trying to fix it to sell it; the best option is the construction of a driveway. Mr. Davy also stated that he would minimize disturbance of the wetland when filling.

Steve Nichols, N51W34310 Park Bay Road, stated he is a neighbor and has no problem with the project his only question was where the pipe is going and how close it will be to the lot line – Mr. Davy state it would be 5 feet from the lot line.

Chairman Peregrine closed this public hearing at 7:16 PM

Chairman Peregrine read the following notice: Zoning Amendment request of Norm & Ann Greeb to amend the Town of Oconomowoc District Zoning Map from C-1

Conservancy District to R-3 Residential District to allow wetland fill associated with driveway construction - N51 W34300 Park Bay Road.

Rob Davy of Lake Country Engineering, 970 S. Silver Lake Street, Oconomowoc, Agent for Mr. & Mrs. Greeb, stated everything else is the same but asking for a rezoning from C-1 Conservancy District to R-3 Residential District because a portion of the land is being refilled.

Amy Barrows of Waukesha County stated it relates to the previous proposed project because they are filling 1250 square feet of wetland.

Chairman Peregrine stated this item will be on the Plan Commission agenda on March 17th.

Chairman Peregrine closed this public hearing at 7:18 PM

Chairman Peregrine read the following notice: Conditional Use request of Michael & Sharon Perrow to permit Land Altering Activities associated with the construction of a pathway to Okauchee Lake – N52 W35329 W. Lake Drive.

Amy Barrows of Waukesha County stated the property is zoned R3 and is considered a low density – The subject property is 2 story and is approximately 16,023 square feet. There is concrete stairs that lead towards the lake as well as a concrete patio near the shoreline. Ms. Barrows also stated about a year ago 3 trees were removed from the property without the benefits of a zoning permit – in order to resolve it the property owners need to apply for a shore-land cutting permit, which the owners have done. The County has allowed them not to replace those trees until this current plan has been approved, but will need to replace those trees. Ms. Barrows also stated that there is evidence in the pictures that the trees were damaged and dying; the homeowner stated he cut them down because they were a danger to others. Ms. Barrows also stated the petitioners are proposing mandering pavers.

Patrick Ziegeweid, Trees on the Move, Inc., 5611 S. Calhoun Rd, agent for Michael & Sharon Perrow, presented to the Board the project he is proposing for his clients; he explained to the Board the pavers he would be installing after the concrete stairs are removed, are pavers that soak up the water and not pavers that has the water running off of them. Mr. Ziegeweid also stated that they would be planting 3 new trees to replace the ones that were cut down and no fill will be leaving the site; all fill will be reused during the whole project. He also estimates the time frame for the project will be about two months; weather permitting.

Michael Perrow, N52 W35329 W Lake Drive, stated he has been waiting about 2 years to get this project completed so he can enjoy his surroundings. Ms. Perrow stated the concrete stairway is a hazard and unsafe because the stairway has no hand rail – he has a problem utilizing that area because he has a heart condition and is partially blind and his mother-in-law does not have the ability to move around with the concrete stairs

that are currently there – he stated this project will eliminate concrete and give his property a natural look and he would like to use the area before he is no longer here. He has been unable to ice fish because the concrete stairs are unsafe and too steep for him to walk on.

Administrator/Planner Herrmann asked Mr. Zigeweid to supply paper work on what kind of materials are in the pavers and how they are installed so it could be put in the file.

Amy Barrows from Waukesha County stated the County would like the same kind of paper work for their files and the County would like the actual plan for putting mulch around; need to explain it in a narrative and would also may need a storm water permit and deed restriction for future homeowners that this project will be stated in there that and the new owners will be required to maintain it and keep up with it. The County is recommending approval given the disability of the property.

Chairman Peregrine closed the public hearings at 7:43 pm.

1. Approve Minutes for February 17, 2014, 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. - None
3. Consider and Act on Variance and Special Exception request for Kevin & Ginger Laveau to replace a storage shed on their property – W345 N5728 Road G. – Kevin Laveau presented to the board that he would like to remove an 8ft by 8ft shed and replace it with a 10 ft. by 16 ft. because the property does not have a garage and due to the lot size and septic system location, a garage can't be constructed on the property. Commissioner Navin made a motion to recommend approval to the Board of Adjustment for the variance and special exception request. Commissioner Garvey seconded the motion. Motion carried by unanimous voice vote.
4. Consider and Act on Variance request for David & Gail Miswald to remodel and expand the first and second floors of their residence and enlarge an existing deck – N60 W34648 Forest Bay Road. – David and Gail Miswald presented to the board to permit them to remodel and expand the first and second floors of their residence and enlarge an existing deck to make the property more livable, more functional and more appealing appearance; currently it is very small and cramped due to the house size. Commissioner Navin made the motion to recommend approval to the Board of Adjustment for the variance request. Commissioner Balthazor seconded the motion. Motion carried by unanimous voice vote.
5. Consider and Act on Certified Survey Map for Florence Schneider Trust/Meyer – N57W34387 & N57W34375 Nickels Point Road. – Administrator/Planner Herrmann stated he recommends approval for the certified survey map, however

he would from the owners a written statement to the Board to wave the 25 ft requirement of road right away that is required on Nickels Point Road. He also stated in his recommendation report some changes needed to be made on the CSM; there is a spelling error, the Chairmen and secretary names need to be changed. Commissioner Garvey made a motion to recommend to the Town Board approval of the certified survey map subject to the planner's report/recommendation, the 25ft road right away and the name changes of the Chairman and Secretary on the CSM. Commissioner Navin seconded the motion. Motion carried by unanimous voice vote.

6. Discussion on Conceptual Land Division for Cy Peterson – W343 N7303 North Pole Lane. Cy Peterson stated he would like to create a lot for his grandson to build a house – Administrator/Planner Herrmann stated it is zoned AP and Mr. Peterson would need to do a soil test on the property and get a CSM; Mr. Peterson stated he would stay in contact with Mr. Herrmann to make sure he gets everything he needs to appear before the Board on March 17th
7. Discussion on Conceptual Use for Barn owned by the Hewitt Trust – N80 W38726 McMahon Road. Mr. & Mrs. Hewitt presented pictures to the Board regarding the layout of the barn; they stated they would like rent out the barn for charity events and weddings and there is ample parking behind the barn and they wouldn't allow more than 200 guests at a given event. Commissioner Balthazor explained that currently if they were to hold an event of around 200 people, the current two bathrooms that are in the barn would not cover the capacity of the event and the owners would have to rent facilities to accommodate that group. The Board asked the owners to fill out and submit paper work to the Board on what they would like to propose in detail.
8. Adjourn. – Commissioner Navin made a motion to adjourn at 8:26 pm, seconded by Commissioner Garvey. Motion carried by unanimous voice vote.

Respectfully submitted –
Lori Opitz
Clerk/Treasurer